

## 71 BEALEYS AVENUE WOLVERHAMPTON, WV11 1EP

OFFERS IN THE REGION OF £99,950  
LEASEHOLD

Spacious one bedroom first floor maisonette in a popular location, available with No Onward Chain. Sold with the benefit of an extended lease upon completion, the property provides well proportioned accommodation including it's own entrance hall, landing, lounge, kitchen, double bedroom and bathroom. There is access to gardens at the front and rear, a useful brick store, gas central heating and double-glazing. Recent external updates include replacement roof, gutters, fascias and soffit. EPC rating C.





# 71 BEALEYS AVENUE

- NO CHAIN • EXTENDED LEASE UPON COMPLETION • POPULAR RESIDENTIAL LOCATION • EPC = C • REPLACEMENT ROOF, SOFIT. FASCIA AND GUTTER • GARDENS TO FRONT AND REAR • IDEAL BUY TO LET OPPORTUNITY



## APPROACH

The property is approached by a pathway with a well kept lawned garden to the front.

## ENTRANCE HALL

Staircase to the first floor landing.

## LANDING

Double-glazed window, radiator, useful store cupboards.

## LOUNGE

13'5" x 11'9"

Double-glazed window, radiator, store cupboards, doorway to the bedroom.

## KITCHEN

9'4" x 8'3"

Double-glazed window, radiator, part tiled walls, fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit.

## DOUBLE BEDROOM

11'10" x 10'11"

Double-glazed window, radiator.

## BATHROOM

Double-glazed window, radiator, suite comprising panelled bath, pedestal wash hand basin and low-level w.c.

## GARDEN

The property has access to lawned gardens to the front and rear with a useful brick built store to the rear.

## TENURE Leasehold

The property is leasehold. We understand from the vendor that the lease is currently being extended to 174 years and that there is a peppercorn ground rent.

## COUNCIL TAX

Wolverhampton City Council - Tax Band A

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

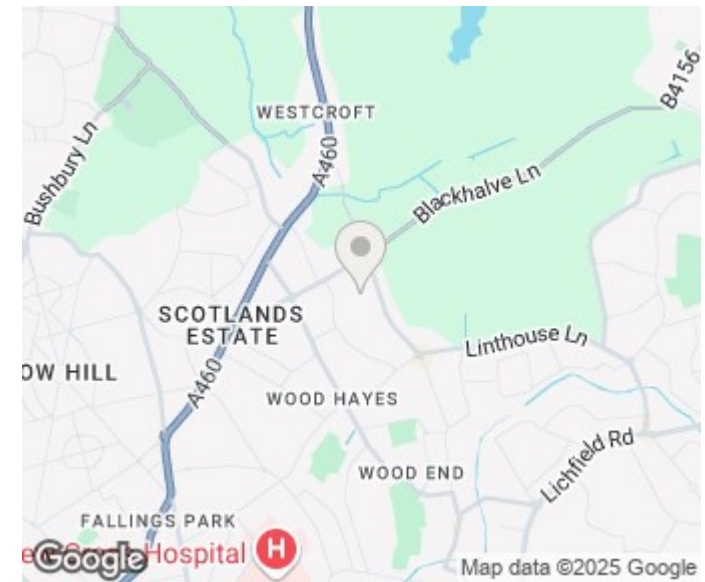
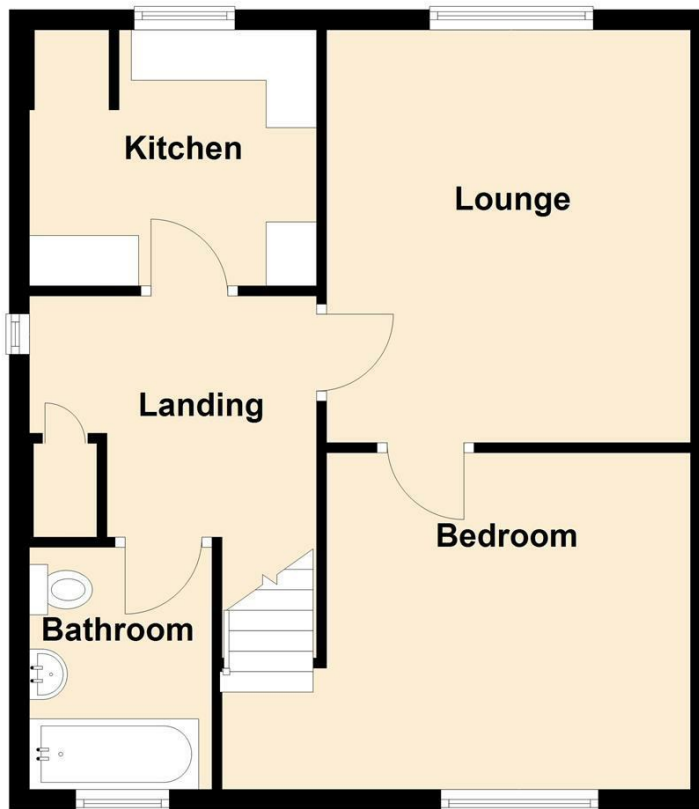
Potential purchasers should contact their preferred supplier to confirm availability and speed

## PARKING

The agent understands that there is no allocated parking for the property.

71 BEALEYS AVENUE

## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements