



79 ALBION STREET
WOLVERHAMPTON, WV1 3EG

OFFERS IN THE REGION OF £75,000
LEASEHOLD



79 ALBION STREET

- NO ONWARD CHAIN • INVESTMENT OPPORTUNITY • DOUBLE BEDROOM • OPEN PLAN LIVING ROOM • NEAR TO TRAIN / BUS STATIONS • WALKING DISTANCE TO CITY CENTRE



HALLWAY

OPEN PLAN LIVING/DINING ROOM AND KITCHEN

28'1" x 10'5" max x 8'10" min

Double doors to Juliette balcony, fitted wall, drawer and base units incorporating a sink and drainer unit.

DOUBLE BEDROOM

12'5" x 9'6"

Fitted double wardrobe.

BATHROOM

Suite comprising panelled bath, pedestal wash hand basin and low-level w.c.

COUNCIL TAX

Wolverhampton City Council - Tax Band B

SERVICES

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

TENURE Leasehold

The property is leasehold. Term : 125 years from 1 January 2004

We are awaiting confirmation from the sellers of the ground rent / service charge

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

79 ALBION STREET



Third Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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