



**FLAT 24 ALGAR COURT, 231 PENN ROAD, PENN
WOLVERHAMPTON, WV4 5UP**

**OFFERS IN THE REGION OF £159,950
LEASEHOLD**

Attractive and well presented one bedroom apartment offering generous sized accommodation throughout. Located on the First Floor there is a welcoming entrance hallway, spacious living room with room for dining, modern fitted kitchen with integrated appliances, a generous double bedroom with walk in wardrobe and a tiled shower room. Algar Court is convenient for a variety of amenities and within walking distance of local shops. There is a regular bus service meaning Wombourne & Wolverhampton City Centre are within easy reach.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

231 PENN ROAD

- Delightful One Bedroom Retirement Apartment • Lift access to all floors • 24-Hours emergency call system for peace-of-mind • House Manager during office hours • Homeowners lounge where social activities take place • Attractive landscaped garden • Retirement Living for Over 60's



HALLWAY

Large utility cupboard.

LIVING ROOM

20'0" x 10'5"

Double-glazed double doors to Juliette balcony, doorway to kitchen.

KITCHEN

7'9" x 7'3"

Double-glazed window, tiled floor, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Integral appliances include fridge/freezer, oven and hob.

BATHROOM

7'6" x 6'11"

Tiled floor, tiled walls, towel rail and contemporary suite comprising low-level w.c, wash hand basin with drawers below, and shower enclosure.

TENURE Leasehold

The property is leasehold with a lease term of 999 years from and including 1 June 2015.

The agent understands the ground rent is £425.00 per annum and the service charge is £2,689.20 per annum.

SERVICES

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

PARKING

Parking Permit Scheme (Subject To Availability) - FEE

WILL BE PAYABLE. Please check with the House Manager on site for availability.

OTHER INFORMATION

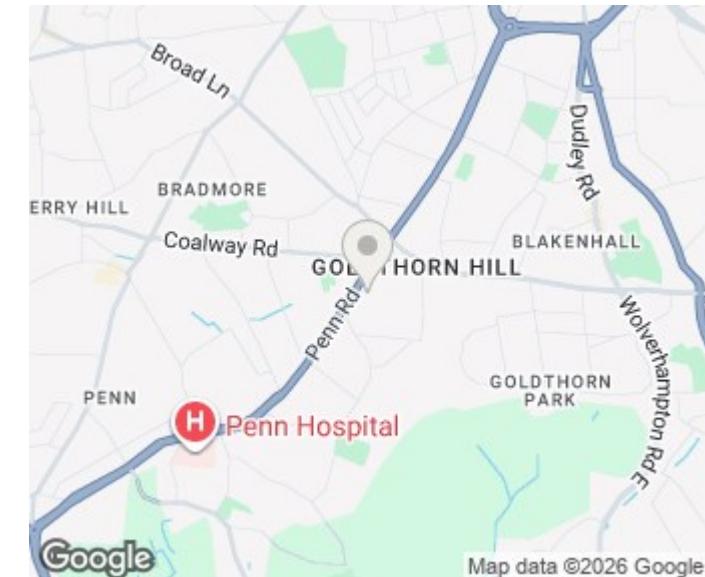
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

The sale of this property is subject to Grant Of Probate.

231 PENN ROAD



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	89	89
(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