

Penny Court, Great Wyrley, WS6 6HH

£130,000

Great Wyrley

£130,000



Paul Carr Estate Agents are delighted to market this spacious and fully renovated first floor apartment located in a highly regarded area of Great Wyrley. Having undergone complete restoration this stylish property is accessed via a secure communal entrance and is located on the first floor. An entrance hallway leads to a contemporary refitted kitchen with space for appliances, two good sized bedrooms and a sleek refitted bathroom with tiled walls. The generous living room has ample space for both seating and dining and a large picture window allows floods of light in. The property has newly installed electric heating, communal gardens and ample communal parking. We have been advised there are 95 years remaining on the lease, the service charge is approx £911 per year and the ground rent is £45 per year. This is subject to solicitors confirmation. Call Paul Carr Great Wyrley for further information and to arrange an appointment to view.





Property Specification

Fully Renovated First Floor Apartment
Stylish Refurbishment
Two Double Bedrooms
Refitted Kitchen & Bathroom
Spacious Living Room

Kitchen 2.27m (7'5") x 2.17m (7'1")

Lounge 5.10m (16'9") x 3.66m (12')

Bedroom 2 2.77m (9'1") x 2.62m (8'7")



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 9th July 2024

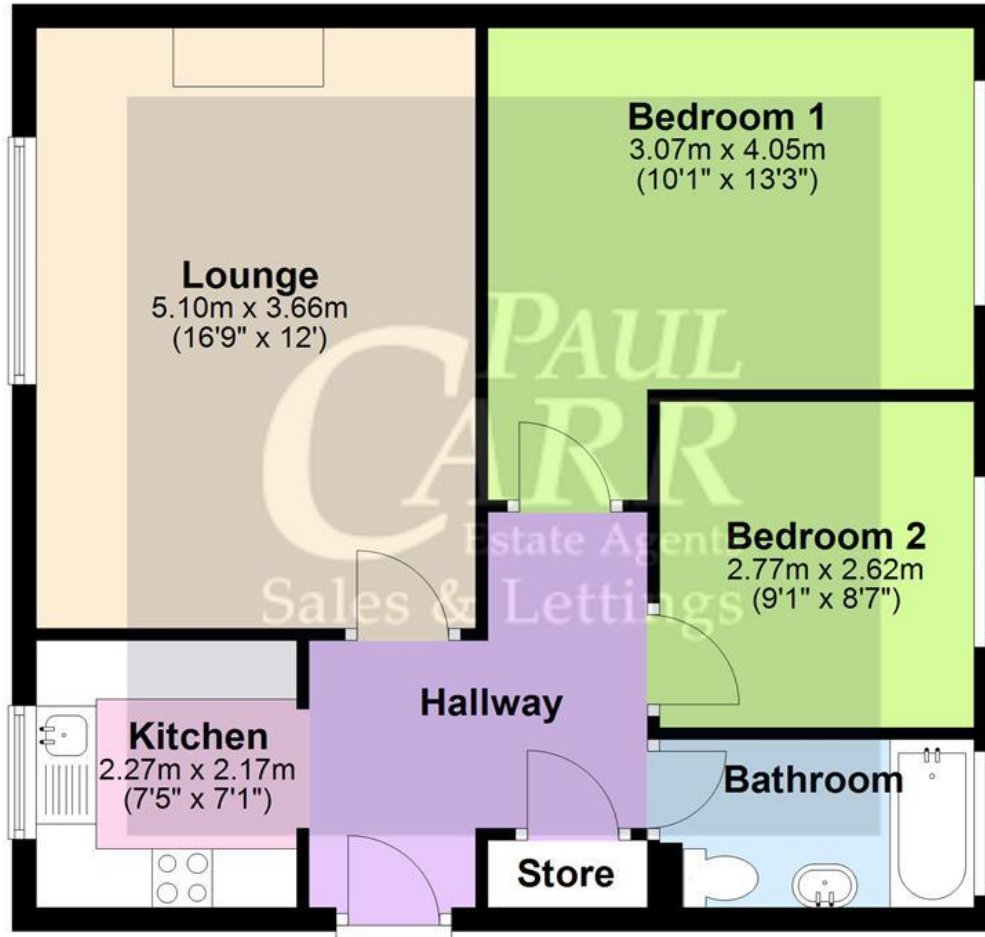
Viewer's Note:

Council tax band: A
Tenure: Leasehold years remaining, lease from 1st January 2020
Ground Rent: £45
Service Charge: £911

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

