



11 Maypole Court Gravel Hill, Wombourne, Wolverhampton, WV5 9HA

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EPC : E
WOMBOURNE OFFICE

LOCATION

Maypole Court is located within walking distance of centre of Wombourne Village which gives an array of shops and facilities, including doctors and dentists, as well as regular transport links into neighbouring locations such as Wolverhampton, Kingswinford, Dudley, Stourbridge and Merry Hill Shopping Centre. The property is also well situated for lovely walks along the Wombrook which joins with the Railway Walk and Canal.

DESCRIPTION

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ACCOMMODATION

The apartment is accessed through a secured communal entrance. The apartment is on the ground floor and has an ENTRANCE HALL with a wooden fire door, intercom system, wall mounted electric heater and large storage cupboard with shelving and coat hooks. The SHOWER ROOM has a curved cubicle with electric shower, low level WC, vanity wash hand basin and mixer tap, heated ladder towel rail, tiled splashback, double glazed opaque window. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit and mixer tap, single oven with ceramic hob and extractor, space for fridge and plumbing for washing machine, electric heater and double glazed window to the side elevation. The LIVING ROOM has a double glazed bow window to the front elevation, fireplace with electric fire inset and electric heater. The DOUBLE BEDROOM has a double glazed window to the front elevation and electric heater. BEDROOM 2 has a double glazed window to the side elevation and electric heater.

OUTSIDE

There is allocated parking in front of the apartment on a gravelled driveway and access to a communal garden to the rear.

LEASE DETAILS

We understand that the property is subject to a lease of 125 years commencing from 1990, with 91 years remaining (as at 2024). The ground rent and service charge are currently £83 per calendar month.

TENURE WE UNDERSTAND THAT THE PROPERTY IS LEASEHOLD
SERVICES We are informed by the Vendors that all main services are installed.
COUNCIL TAX BAND C – South Staffordshire DC
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Wombourne office.

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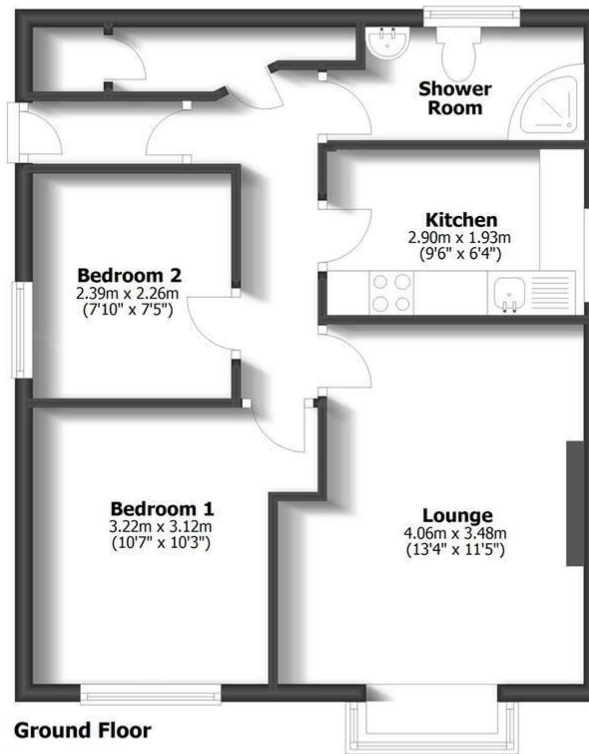
Offers Around
£175,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**11 MAYPOLE COURT
WOMBOURNE**



TOTAL: 46.4sq.m. 500sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

