



20 Cygnet Court, Wombourne, Wolverhampton, WV5 0NN

BERRIMAN
EATON

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This is a spacious ground floor, one bedroom, apartment located at the head of the development with lovely views across the countryside and allocated parking. The internal accommodation briefly comprises entrance hall, living room and open plan kitchen with integrated appliances, modern bathroom and a well-proportioned double bedroom with fitted wardrobes. The property benefits from central heating, double glazing and no upward chain.

EPC :
WOMBOURNE OFFICE

LOCATION

Cygnet Court is situated within easy reach of shops at Blakeley Heath and Common Road. It is also on a bus route giving access to Wombourne centre and to Dudley, Stourbridge, Merry Hill and Wolverhampton. Within Wombourne itself there is a wide range of shops, doctors and dental surgeries, leisure centre, library and reputable schooling for all age groups.

DESCRIPTION

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ACCOMMODATION

The ground floor apartment is accessed through a COMMUNAL ENTRANCE. The apartment has an ENTRANCE HALL with two storage cupboards and a radiator. The LIVING ROOM has a double glazed window to the rear elevation and radiator. The KITCHEN AREA is fitted with a range of wall and base units with complementary work surfaces, breakfast bar, inset single drainer sink unit with mixer tap, integrated appliances including fridge, freezer, washing machine, double oven, gas hob and extractor. There is a wall mounted central heating boiler, tiled floor and double glazed window to the rear elevation. The DOUBLE BEDROOM has a double glazed window to the front elevation, radiator and two double fitted wardrobes with hanging rails. The BATHROOM is fitted with a white suite which comprises a bath with shower over and glazed screen, low level WC, pedestal wash hand basin, heated ladder towel rail and tiled walls.

OUTSIDE

To the front of the property is a communal PARKING AREA with an allocated parking space, and provision for visitors. To the rear of the property is a COMMUNAL GARDEN with lawned area and fenced boundary.

LEASEHOLD

The property is leasehold and is subject to a 125 year lease with a commencement date of December 2005. The ground rent is currently £125 per annum and the service charge is payable every quarter and was £323.50 in April 2025.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile – Ofcom checker shows there is limited coverage indoors with all four main providers having likely coverage outdoors.
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low.

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Wombourne Office

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Lettings Office

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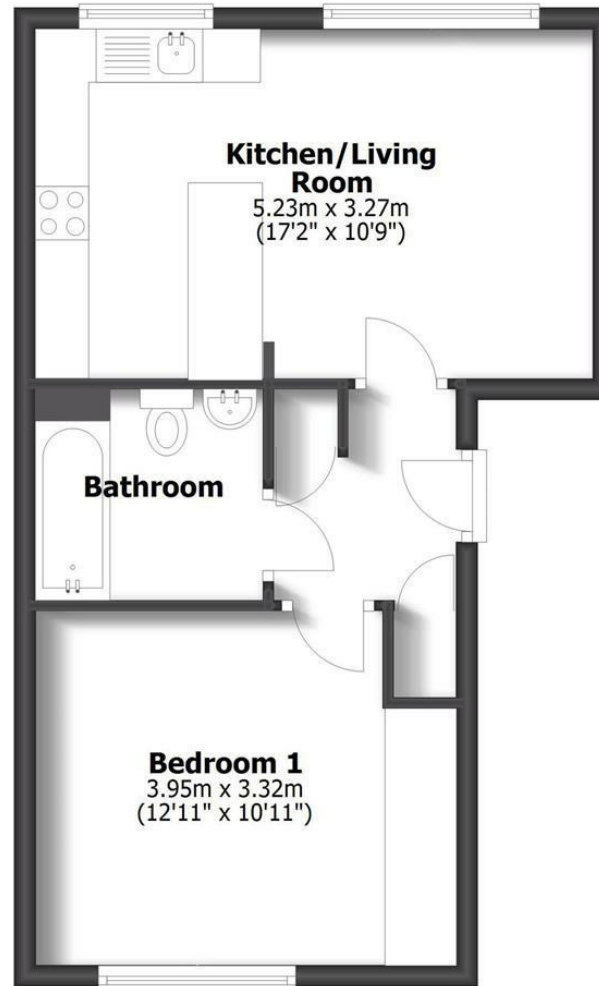
Offers In The Region Of
£159,950

EPC: C

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.



20 Cygnet Court Wombourne



Ground Floor

TOTAL: 38.8sq.m. 418sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

