



28 Wolmer Road, Ashmore Park, Wolverhampton, WV11 2NL

BERRIMAN
EATON

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A well-presented one bedroom flat situated in an established residential area benefiting from off street parking and no upward chain.

LOCATION

The property stands in an established residential area within Ashmore Park and the centres of both Wednesfield and Wolverhampton. There are a wide range of local facilities within easy reach including The Hub at Ashmore Park, New Cross Hospital is within convenient travelling distance and the area is well served by schooling.

DESCRIPTION

28 Wolmer Road is well appointed comprising a breakfast kitchen, dining area, lounge, double bedroom and bathroom. There is a driveway to the front proving ample off street parking, a garden to the rear and the property has the added benefit of double glazing and gas central heating.

ACCOMMODATION

A double glazed composite door opens into the HALL having laminate flooring and stairs that rise to the FIRST FLOOR LANDING with built in storage cupboard housing a wall mounted gas central heating boiler. The KITCHEN comprises wall and base mounted cupboards with fitted work top, integrated Neff appliances including oven, hob and microwave, stainless steel sink and drainer, space for a washing machine and fridge freezer, a double glazed window and DINING AREA. The LOUNGE has a double glazed rear window, inset ceiling down lighters and a door to the BEDROOM which is a double room in size with inset ceiling down lighters and double glazed front window. The BATHROOM comprises a white suite with panelled bath and shower over, WC, wash hand basin, chrome heated towel rail and double glazed windows to two elevations.

OUTSIDE

The property has a gravelled DRIVEWAY providing ample off street parking, gated side access to the rear garden which is laid to lawn and has a brick store.

LEASE DETAILS

The property is held on a lease for a term of 125 years from the 4th of September 2000 (thus having approximately 100 years unexpired) There is a ground rent payable of £10 per annum. The service charge payable per annum was £136 between April 2024 and April 2025

We are informed by the Vendors that all mains' services are connected

COUNCIL TAX BAND A – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall 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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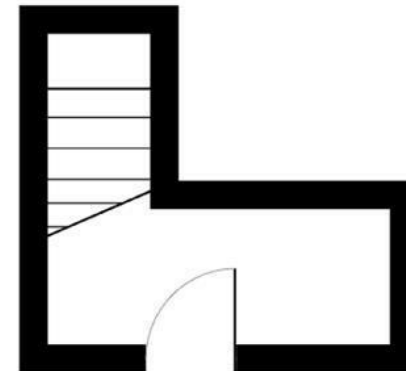
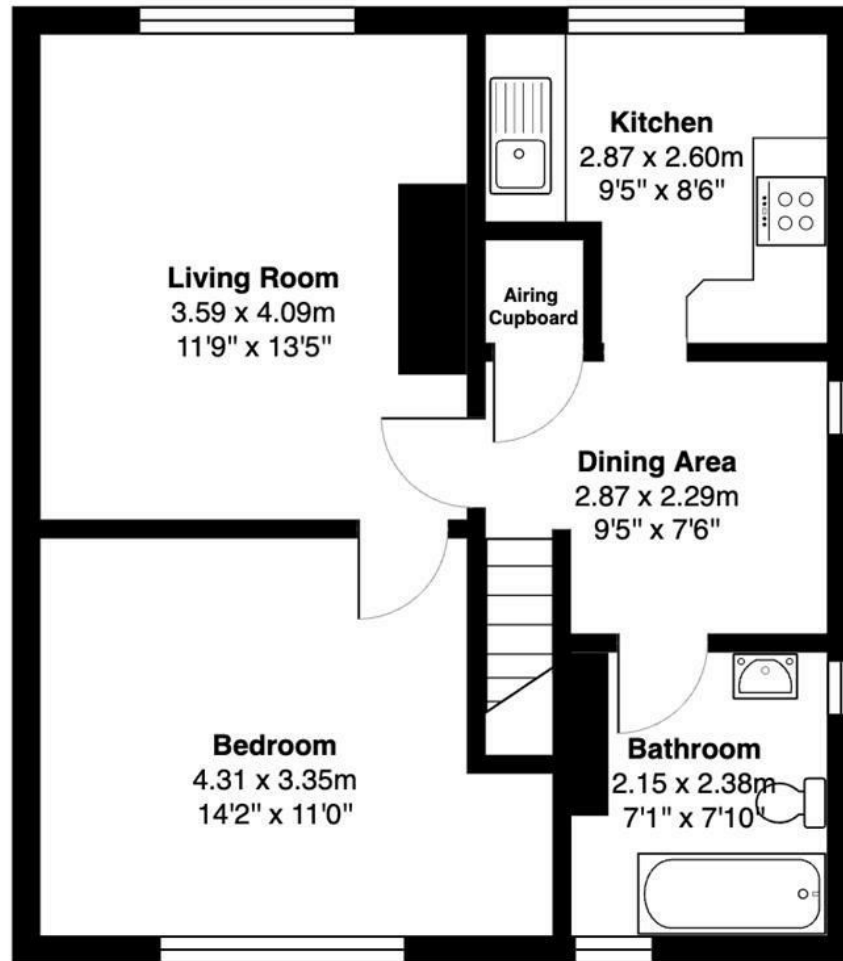
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Offers Around
£105,000

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.



Total Area: 54.9 m² ... 591 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

