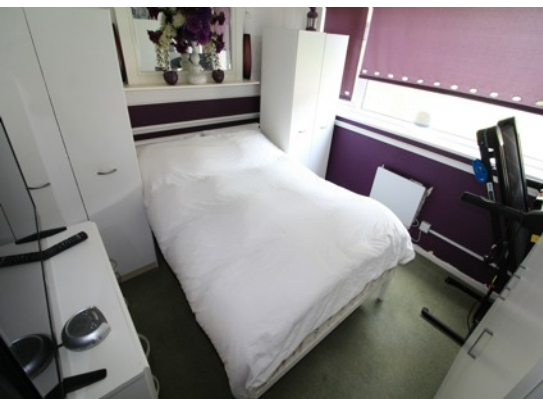


**50 Sutton Court
Ettingshall Park
Wolverhampton
West Midlands
WV4 6QW**

Taylors



First Floor Apartment with GARAGE & recently EXTENDED LEASE. An ideal investment property, or first time buyer opportunity!

This well maintained home is double glazed and comprises of; lounge- diner, fitted kitchen, double bedroom, bathroom, en-bloc garage, communal parking & gardens, with NO UPWARD CHAIN.

EPC - TBA

Leasehold - 100yrs Remain. Service Charge - £1,140 / Annum. Ground Rent £125/Annum.

Council Tax Band - A

SEDGLEY

Asking Price £

www.taylors-estateagents.co.uk

50 Sutton Court
Ettingshall Park
Wolverhampton
West Midlands
WV4 6QW

Communal hallway

(01902) 880888

Lounge diner 15'5" max by 14'10" max

Fitted kitchen 9'8" max by 9'0"

Bathroom 9'8" max by 7'7"

Bedroom 11'0" by 10'5"

OUTSIDE

En block Garage

GENERAL INFORMATION

TENURE: The vendors advise the property is Leasehold. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor.

SERVICES: We are advised that electricity, drainage and water are connected to the property, subject to regulations. Taylors have NOT tested any of the services so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included in the sale price, Other items are available at a nominal OR NO cost by separate negotiation. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

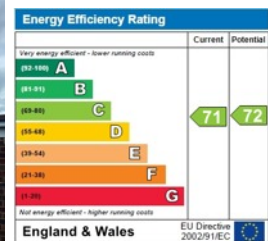
VIEWING: By arrangement through SEDGLEY OFFICE

CONSUMER PROTECTION REGULATIONS 2008:

These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation or any points.

PLANNING PERMISSION/ BUILDING REGULATIONS:

Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.



MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Taylor's

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