



111 Charles Hayward Drive, Sedgley/ Wolverhampton
WV4 6GB

Taylors

Offers in the Region of
£144,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Positioned in a sought-after modern cul-de-sac on the Sedgley border, this well-appointed second-floor apartment enjoys a convenient location close to Wolverhampton City Centre, excellent public transport links, and a variety of local amenities. Nestled away from the main road, it offers a quiet and secure setting, making it an excellent option for first-time buyers or those looking to downsize.

Stylishly finished throughout, the accommodation comprises a welcoming entrance hallway, a contemporary open-plan kitchen, dining and living space, two generous bedrooms, and a modern bathroom. Additional features include gas central heating, double glazing, and two allocated parking spaces, all contributing to a low-maintenance and comfortable lifestyle in a desirable location.

Council Tax - B EPC - TBA Tenure - Leasehold - 137 years remaining.
Service Charge - £1,649.88/ annum Ground Rent - £440.00/ annum.
Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage:
checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Hallway with storage cupboard.

Open Plan Kitchen, Dining and Lounge Area - 6.6m max x 3.63m (21'8" max x 11'11")

Bedroom - 3.07m max x 4.55m max (10'1" max x 14'11" max)

Bedroom - 3.25m x 2.84m (10'8" x 9'4")

Bathroom - 1.98m x 1.91m (6'6" x 6'3")

Outside

Two Allocated Parking Spaces





Council Tax Band: B

Tenure: Leasehold

Property Type: Flat

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- SECOND FLOOR FLAT
- SEDGLEY BORDER
- EXCELLENT TRANSPORT LINKS
- ATTRACTIVE OPEN-PLAN KITCHEN-LIVING SPACE
- TWO BEDROOMS
- TWO ALLOCATED PARKING SPACES
- EPC - TBA
- COUNCIL TAX - B

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MISREPRESENTATION ACT 1967

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