





60A COMPTON ROAD

WOLVERHAMPTON, WV3 9PH

OFFERS IN THE REGION OF £120,000

LEASEHOLD

NO CHAIN – Immaculately presented two-bedroom ground floor apartment, ideally suited to first-time buyers or buy-to-let investors.

'Regency Mews' is well situated for the wide range of local amenities available within easy walking distance in Chapel Ash, together with the more extensive facilities offered by Wolverhampton City Centre. Excellent public transport links are available along Compton Road, with further services nearby on Merridale Road and Tettenhall Road, while the mainline railway station is also within easy reach.

The property further benefits from a secure gated car park with an allocated parking space, together with visitor parking.

SWF Est. 1934
SANDERS WRIGHT & FREEMAN

60A COMPTON ROAD

• NO ONWARD CHAIN • IMMACULATE TWO BEDROOM APARTMENT • SITUATED ON THE GROUND FLOOR • PRIVATE FRONT DOOR • ALLOCATED SPACE & VISITOR PARKING AVAILABLE • ENSUITE TO BEDROOM ONE • OPEN PLAN LIVING ROOM & KITCHEN • COMMUNAL GROUNDS TO REAR • SECURE GATED PARKING





APPROACH

The property is approached via a gated forecourt with apartment 60a benefitting from its own private front door.

OPEN PLAN LIVING ROOM & KITCHEN

20'2" x 10'6"

Double glazed sash window to the front, electric heater, part tiled walls, fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap, built in electric oven with 4 ring hob above, integrated dishwasher, fridge and freezer and a door to the hallway.

HALLWAY

Electric heater, door to the communal entrance hallway, useful utility cupboard with plumbing for a washing machine and doors radiating to:

BEDROOM ONE

22'11" max, 16'6" min x 8'9"

Double glazed sash window to the front, electric heater and door to the ensuite shower room.

ENSUITE SHOWER ROOM

Tiled floor, towel rail, ceiling down lighters, electrically heated towel rail and suite comprising close coupled w.c, wash hand basin with splash back tiling and shower enclosure.

BEDROOM TWO

11'0" x 10'6"

Double glazed window to the rear and electric heater.

BATHROOM

Part tiled walls, tiled floor, ceiling down lighters and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

OUTSIDE

Electric gates open onto the communal parking with one allocated space and visitor parking. There is also an external residents bicycle store and separate bin store.

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a current lease term of 125 years from 1st May 2008. The agent understands that the current annual ground rent is £295.00 and the current annual service charge is £2,200.00

Services - The agents understands that mains water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B.

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - https://www.ofcom.org.uk/mobile-coverage-checker

Ofcom provides an overview of what is available. Potential purchasers should contact their preferred supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

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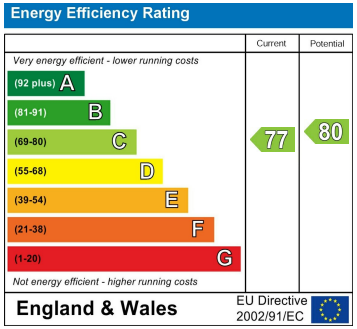




Ground Floor







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SANDERS WRIGHT & FREEMAN

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements