



LEE COOKE
ESTATE AGENCY GROUP

7 Gough Close, Wednesfield, Wolverhampton, WV11 3LF

£50,000

LEE COOKE
ESTATE AGENCY GROUP
— exp —

- 📞 01785 526777 (Staffordshire)
01952 370777 (Shropshire)
01902 239777 (Wolverhampton)
- 📱 07376 581129 (WhatsApp)
- ✉️ lee.cooke@exp.uk.com
- 🌐 www.leecooke.exp.uk.com

7 Gough Close, Wednesfield, Wolverhampton, WV11 3LF

Lee Cooke Estate Agency Group presents a 25% shared ownership property, situated on the ever-popular Jenny Lee estate within the area of Wednesfield.

A beautifully presented and highly deceptive shared ownership home, situated on a popular and sought after development.

THIS PROPERTY IS FOR A 25% SHARE (100% SHARE IS ALSO AVAILABLE SUBJECT TO CONFIRMATION)

Externally the property has two allocated car parking spaces and a pleasant rear garden which requires viewing to appreciate. Internally you are greeted with an entrance hall, a small storage area with utility, a ground floor W/C and fitted kitchen with named appliances and a spacious lounge. First floor has two bedrooms and a fitted family bathroom.

Monthly rent - £336.77 - Wrekin Housing

Location & Area

Situated on the popular Jenny Lee development, just a stone throws away from Wednesfield shopping centre which includes Bentley Bridge retail park, New Cross hospital, sought after schools, doctors, dentist, public houses and eateries nearby.



LEE COOKE
ESTATE AGENCY GROUP
— exp —



LEE COOKE
ESTATE AGENCY GROUP
— exp —



Entrance Hall

Having a double-glazed composite door to front access, wall mounted alarm control panel and fitted CCTV included in the sale. Opening leading into the kitchen area, doors to various rooms and tile flooring.

Ground Floor Guest W/C

Having a low flush toilet, a peddle stool wash basin, central heated radiator, spotlight ceiling, double glazed window to front and extractor fan

Kitchen

13ft 1 x 10 ft 1 - Adjoining the kitchen area

Having a pleasant, fitted kitchen with a selection of fitted wall and base units with roll top work surface, integrated sink, opening leading into the main lounge, opening leading into the entrance hall, extractor fan, spotlights to ceiling, space for a cooker and fitted extractor.





Utility/Storage Room

Having a small utility area with double opening doors leading to entrance hall, plumbing for automatic washing machine.

Lounge

14 ft x 11 ft 8

Adjoining the kitchen area, having a double-glazed french doors to rear access opening leading to kitchen, central heated radiator and double-glazed window to rear.

First Floor Landing

Loft access and stairs to ground floor, central heated radiator and doors to various rooms.

Bedroom 1

13ft 6 max x 10ft

Double glazed window to rear, central heated radiator, door to landing.

Bedroom 2

13ft 1 into recess x 8ft 8

Two double glazed window to front, central heated radiator and door to landing.

Family Bathroom

Having a fitted suite with panel bath and fitted shower, wash basin set in a vanity unit low flush toilet, feature panelled walls, heated towel rail, LED wall mounted mirror, extractor fan and spotlights to ceiling.

Front Garden

2 allocated car parking spaces to the left side of property and pleasant decorative gravelled area with external water tap.

Rear Garden

Having pleasant rear garden with gate to right of way, wooden built shed with power point and lighting a feature deck area and panelled fences.





Agent Notes

Free Market Appraisal & Our Service Partners

We offer FREE SELLING VALUATION APPRAISALS within West Midlands, Staffordshire and Shropshire. We work closely with a number of business partners which include property lawyers and mortgage advisors – in which we may receive referral fees. We offer a number of different marketing packages.

Please confirm with your solicitor regarding the connected services of the property. Any fixtures and fittings not specifically mentioned within these sales particulars are excluded from the sale, although they may be available through separate negotiation. The property details are meant to give a general overview of the property, they don't form any part of a contract. We have not carried out a survey or tested any services or fittings. Measurements, photos, and floorplans greyscales and ariel views are for guidance only and do not represent the properties legal boundaries and should be checked with your solicitor before incurring any costs. All images and information are the copyright of Lee Cooke Estate Agency Group eXp. We may update these details at any time without notice. The information contained within this advertisement is provided as a guide only. Lee Cooke Estate Agency Group eXp, Rightmove, Zoopla & OnTheMarket accept no responsibility for the accuracy of the details provided. This advertisement does not constitute property particulars and should not be relied upon as such. All Agents are required by law to conduct anti-money laundering checks on buyers and sellers at a cost of £30 per legal owner (inc VAT)

Property price advertised is for a 25% ownership leasehold - Full percentage may be available subject to relevant checks and permissions.



Ground Floor

First Floor

Lee Cooke Estate Agency Group Powered By eXp is an approved agent of eXp World UK Limited, trading as eXp UK, registered at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Company number 12016573. VAT no 327 4120 29.

If you have instructed another agent to sell your house and instruct eXp World Ltd to sell your property at the same time, then you could be liable to pay both agents. It is recommend that you check the contract you have with your current agent.