



56 Sandy Hollow, Compton

THOMAS HARVEY
ESTATE AGENTS

A Well Designed Two Bedroom Ground Floor Apartment In A Favoured Residential Address. Close To Many Amenities & An Excellent Opportunity For First Time Buyers Or Buy To Let!

56 Sandy Hollow, Compton, Wolverhampton, WV6 8LF

Asking Price: £120,000

Tenure: Leasehold

Term: 125 years from 22nd August 1994

Ground Rent: £10.00 (ten pounds) per annum

Service Charge: £400.20 (four hundred pounds twenty pence) per annum including building insurance

Council Tax: Band A - Wolverhampton

EPC Rating: D (57) No: 0465-2886-7922-2900-5731

Total Floor Area: 644.4sq feet (59.5sq metres) Approx.

No Upward Chain

Services: We are informed by the Vendors that all main services are installed

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

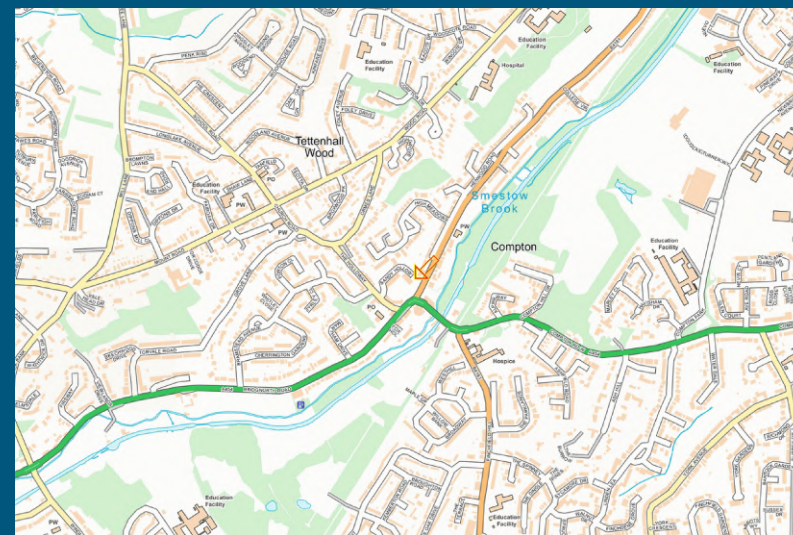
Mobile: Ofcom checker shows two of four main providers have likely coverage indoor and all four have good coverage outdoor.

Occupying a choice position on this small exclusive development situated in a popular residential area convenient for the majority of amenities, this ground floor apartment has been well maintained over the years to provide an attractive interior and perfect for buyers requiring a home, ready to just move into.

An excellent example its type, this well presented apartment is ideal for First Time Buyers or even a Buy To Let with a proposed monthly rental of £850.00pcm. Designed to utilise the maximum space, with a comfortable floor area of approx. 644.4 feet (59.5sq metres), 56 Sandy Hollow benefits from, quality carpets, fresh & neutral décor throughout, electric heating, pleasant views over the communal grounds and both the kitchen & bathroom are fitted with white suites.

The accommodation includes a communal entrance to inner hall with intercom access system, built in storage cupboard & separate walk in wardrobe/ utility cupboard, a 16ft open plan living room with dining area, two bedrooms, white bathroom and fitted kitchen with a matching suite of units. At the front of the property is parking (not allocated), a useful onsite laundry room and the communal gardens are landscaped providing a pleasant outlook with walkway to the centre of Compton.

Situated in one of Wolverhampton's most favoured residential locations, Sandy Hollow is most convenient for the majority of amenities including schools, shops, bus routes and having the facilities at both Tettenhall Village & Compton Centre, very close by. The city centre is also less than 2.5 miles away. Offered with no upward chain, internal inspection is highly recommended to appreciate this superb apartment which further comprises:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Entrance Hall: Composite door.

Inner Hall: Internal hardwood door, Creda convector heater and telephone link, built in airing cupboard and separate large walk in storage cupboard with shelving.

Living Room with Dining Area: 15'11" (4.84m) x 10'6" (3.19m)

Creda convector heater, wall mounted electric fire and double glazed picture window to rear.

Bathroom: 6'6" (1.98m) x 5'9" (1.74m)

Fitted with a traditional white suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, low level WC, tiled walls & flooring and double glazed opaque window to side.

Kitchen: 13'7" (4.15m) x 6'10" (2.09m)

Fitted with a matching suite of white units comprising a range of base cupboards, drawers & suspended wall cupboards, stainless steel single drainer sink unit & laminate worktops, built in electric oven, 4-ring electric hob with stainless steel extractor hood over, plumbing for washing machine, recess for fridge, electric heater, tiled flooring and double glazed window to front.

Bedroom One: 13'8" (4.17m) x 8'10" (2.68m)

Storage heater and double glazed window to front.

Bedroom Two: 10'8" (3.25m) x 6'5" (1.95m)

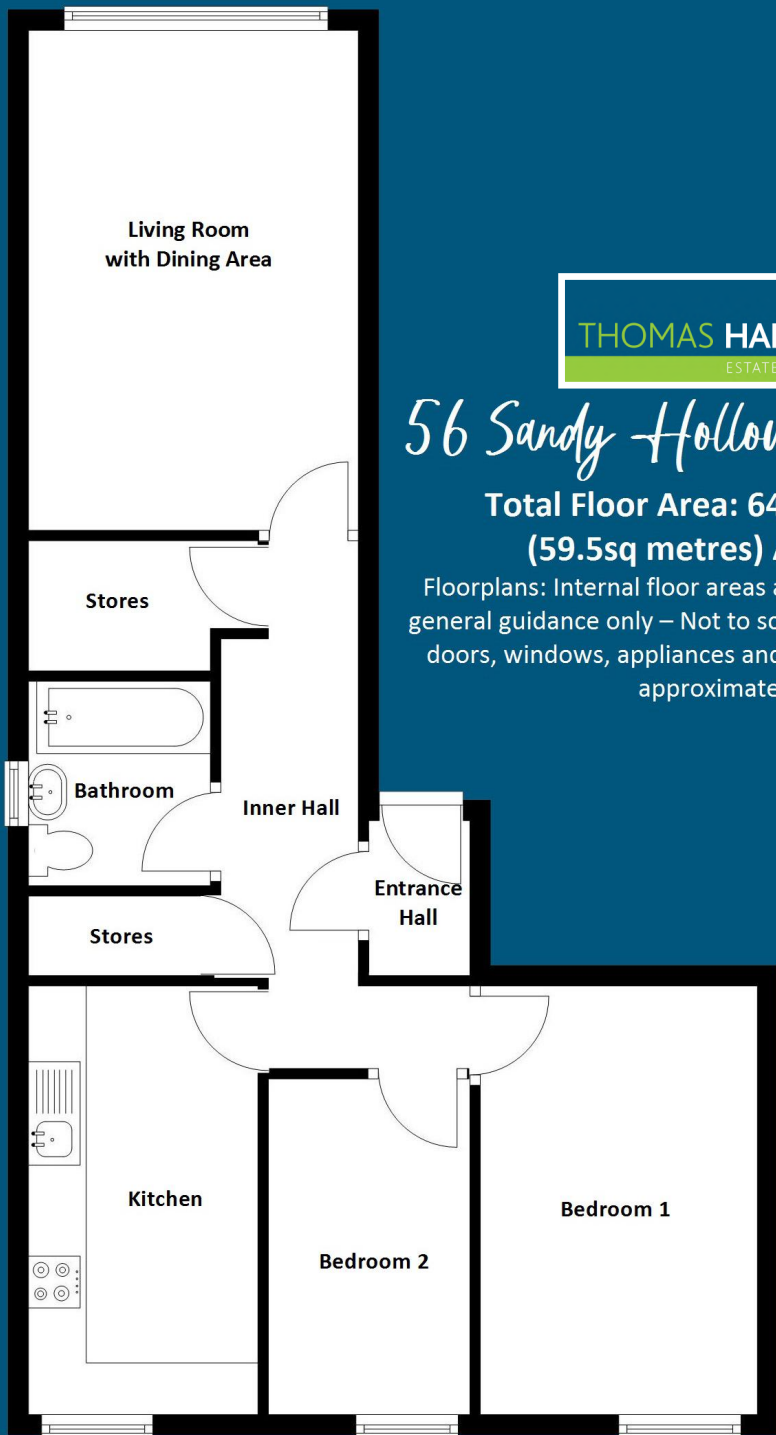
Electric wall heater and double glazed window to front.

Outside: The development is surrounded by mature & landscaped grounds with laundry room and residents parking (not allocated).

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.







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**Total Floor Area: 644.4sq feet
(59.5sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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