



Cygnets Court Wombourne Wolverhampton WV5 0NN

for sale offers in the region of
£180,000



Property Description

James Wenlock from Connells Wolverhampton is delighted to bring to the market this two bedroom ground floor apartment as an ideal bungalow alternative. Benefiting from a generous layout this property should be viewed in order to appreciate.

The property comprises of a secure intercom communal entrance hall, internal entrance hall, modern fitted kitchen, generous family lounge, two bedrooms and a family bathroom.

Externally there is one allocated parking spot as well as communal grounds. Additionally the property is located within a cul-de-sac and is a short distance away from popular shops, bus routes, restaurants and cafes.

Viewing is highly recommended to appreciate the accommodation on offer.

Location And Area

Situated in the popular area of Wombourne with an abundance of local shopping, schools, dentists, doctors and many others.

Communal Entrance Hall

Secure intercom access to front, door to internal entrance hall.

Entrance Hall

Doors to various rooms.

Lounge

10' 3" x 14' 7" (3.12m x 4.45m)

Double glazed window to rear, radiator, open to kitchen.

Kitchen

7' 1" x 10' 1" (2.16m x 3.07m)

Double glazed window to rear, range of wall and base units, Neff integrated oven, integrated hob and extractor, plinth heater, space for various appliances, door to lounge.

Bedroom One

10' 8" x 10' 8" (3.25m x 3.25m)

Double glazed window to front, radiator, door to landing.

Bedroom Two

10' 7" x 7' 1" (3.23m x 2.16m)

Double glazed window to front, radiator, door to landing.

Bathroom

Panelled bath with mixer shower over, vanity sink, low flush toilet, heated towel rail, door to entrance hall.

External

One allocated parking space and communal rear gardens.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks









Total floor area 52.1 m² (561 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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81-83 Darlington Street
 WOLVERHAMPTON WV1 4EX

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 1400.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WVH336668

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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