





87 BROAD GAUGE WAY

WOLVERHAMPTON, WV10 0AZ

OFFERS IN THE REGION OF £110,000

LEASEHOLD

NO ONWARD CHAIN – Modern two-bedroom first-floor apartment ideally situated adjacent to Wolverhampton railway station, approximately one minute's walk from Aldi supermarket and within easy walking distance of Wolverhampton city centre and the University of Wolverhampton.

The property offers well-proportioned accommodation comprising an entrance hall, open-plan living room and kitchen, two bedrooms, an en-suite shower room, separate bathroom and allocated parking space

SWF Est. 1934 SANDERS WRIGHT & FREEMAN

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• No Onward Chain • Adjacent To Wolverhampton Train Station • Aldi Supermarket Approx. One Minute's Walk • Modern First-Floor Apartment • Two Bedrooms • Open Plan Living Room & Kitchen • Principal Bedroom With En-suite • Separate Family Bathroom • Juliet Balcony • Allocated Parking Space





ENTRANCE HALL

Useful storage cupboard and doors to:

OPEN PLAN LIVING ROOM & KITCHEN

Juliet balcony, electric heater and a kitchen area with a range of fitted wall, drawer and base units with a sink, drainer and mixer tap, built in electric oven and 4 ring hob above. There is also space for various household appliances.

BEDROOM ONE

Double glazed window, electric heater and door to the ensuite.

ENSUITE SHOWER ROOM

Suite comprising close coupled w.c, pedestal wash hand basin with splash back tiling and corner shower enclosure.

BEDROOM TWO

Double glazed window and electric room heater.

BATHROOM

Part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

OUTSIDE

The property stands in beautifully maintained grounds with a number of grass areas and paved footpaths surrounded by mature trees and shrubs.

PARKING

The agent understands that there is 1 allocated parking space for the property.

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a lease term of 155 years from 1st January 2008. We have been advised by the current owner that the annual ground rent is £425.00 and the annual service charge is £2,212.28.

Services - The agents understand 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

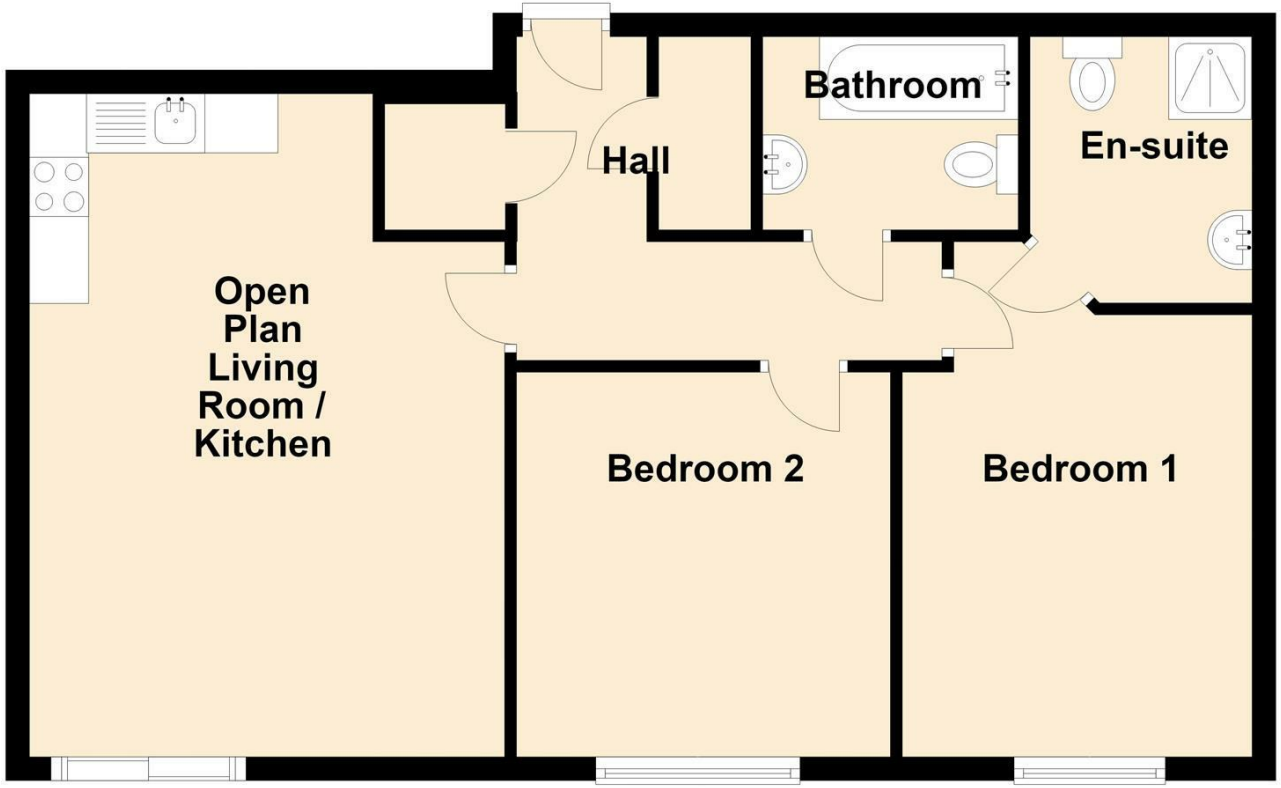
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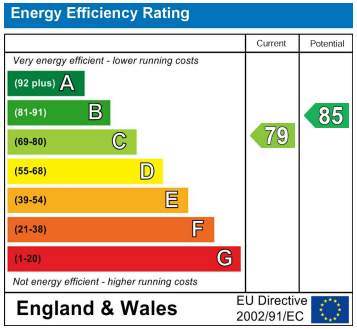




First Floor







SWF Est. 1934
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