



40 CASTLECROFT HOUSE

WOLVERHAMPTON, WV3 8NA

OFFERS IN THE REGION OF £120,000
LEASEHOLD

NO CHAIN - Extremely well presented one bedroom apartment situated in a popular and exclusive development in Castlecroft convenient for a wide range of amenities including shops, schools and access to public transport. Surrounded by expertly maintained communal grounds, the property stands in a quiet position off Castlecroft Road and features spacious accommodation comprising communal entrance, hallway, living room, bedroom, kitchen, bathroom and an allocated parking space.



40 CASTLECROFT HOUSE

- One Bedroom Second Floor Apartment • Situated In An Exclusive & Private Development • Immaculately Presented Accommodation Throughout • Extremely Well Maintained Communal Grounds • Allocated Parking For 1 Vehicle With Visitor Space Also Available • Secure Gated Development Access With Secure Intercom Entry



APPROACH

The property is approached via secure entry gates with allocated parking for 1 vehicle. Visitor parking spaces are also available.

COMMUNAL ENTRANCE

Staircase to the second floor.

HALLWAY

Radiator, built in storage cupboard and doors to:

LIVING ROOM

15'10" x 11'5"

Two double glazed windows and two radiators.

KITCHEN

11'8" x 7'1"

Tiled floor, radiator and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a 1¼ stainless steel sink and drainer unit with mixer tap. There is a built in electric oven and grill with 4 ring hob above and integrated appliances including fridge, freezer and washing machine.

BEDROOM

21'2" max x 11'1" max

Double glazed window, two radiators, built in single wardrobe and built in double wardrobe.

BATHROOM

Radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

PARKING

The agent understands that there is one allocated parking space for the property. Visitor parking spaces are also available.

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a lease term of 150 years from 1st January 2003. We understand that the current annual ground rent is £300.00 per annum and the current annual service charge is £1265.16.

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

Council Tax - South Staffordshire - 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.

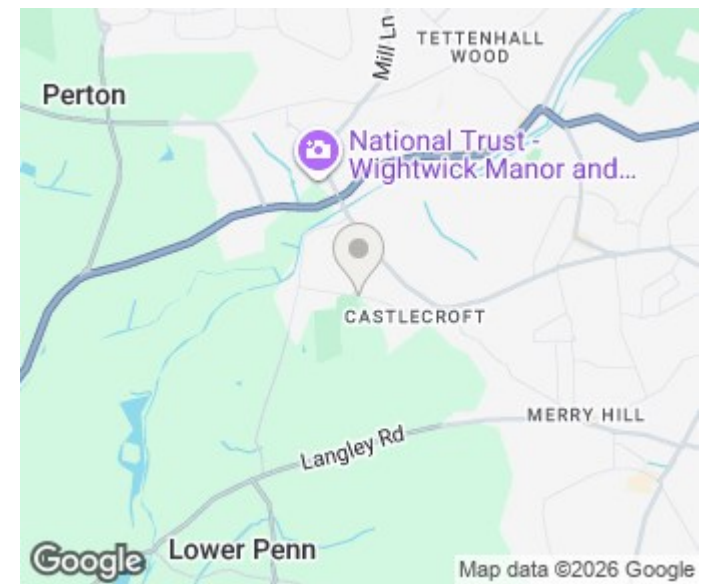
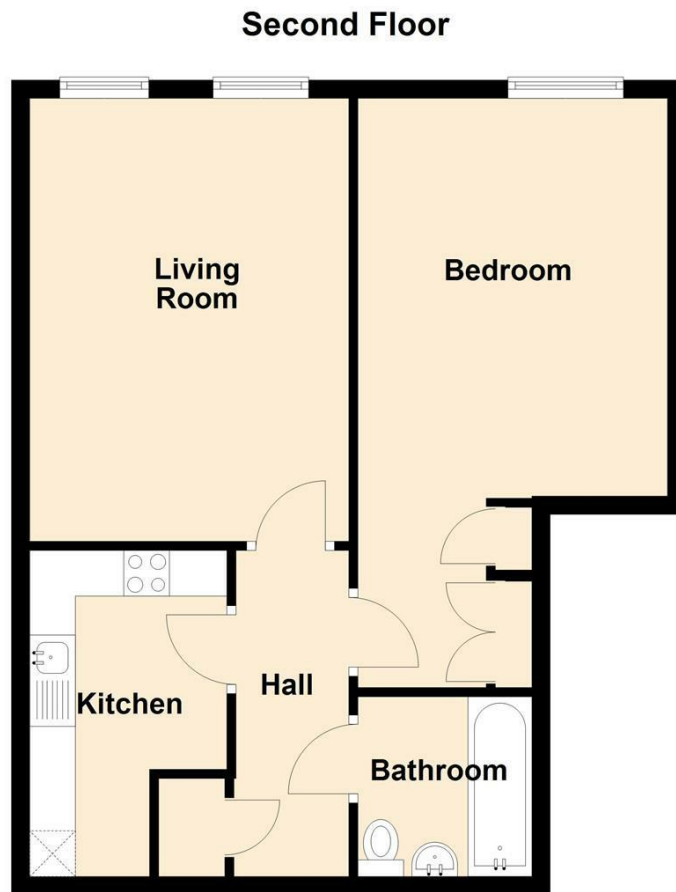
Potential purchasers should contact their preferred supplier to confirm availability and speed.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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