

for sale

offers in the region of **£120,000** Leasehold



Chaldon Close Pendeford Wolverhampton WV9 5PB

OFFERING NO UPWARD CHAIN - AN IDEAL FIRST TIME PURCHASE - Situated in Pendeford, nestled in a cul- de- sac location is this two bedroom first floor maisonette. Having lounge, kitchen, two bedrooms, bathroom, private entrance, garden area and parking on street.



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Property Details

Main Description

Connells Wolverhampton offer for sale this ideal first time purchase or buy to let in Pendeford, a first floor two bedroom maisonette. Comprising of lounge, bathroom, kitchen, two bedrooms, garden area and communal parking nestled away in a cul-de-sac location.

Property has an attractive lease with cheaper service charge and ground rent compared to most other flats.

Entrance Hall

Lounge 13' 9" x 9' 8" (4.19m x 2.95m)

Kitchen 12' 5" x 5' 9" (3.78m x 1.75m)

Bedroom 1 13' 9" x 9' 8" (4.19m x 2.95m)

Bedroom 2 8' 9" x 6' 9" (2.67m x 2.06m)

Bathroom

Communal Parking On Street

Lease Info

Service Charge per year £235.19

Ground Rent per year £10

125 Years Lease from 11/05/1992

Agents Note

Please note the vendor has advised us that the following items are included in the sale: Fridge freezer, wash dryer and the furniture in the main bedroom.



To view this property please contact Connells on

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E wolverhampton@connells.co.uk

81-83 Darlington Street
WOLVERHAMPTON WV1 4EX

Property Ref: WWH334397 - 0006

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 235.19

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 May 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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