

Flat 33 Pendene Court, 253 Penn Road, Wolverhampton, WV4 5UZ

BERRIMAN EATON



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This is a nicely proportioned second floor apartment within a purpose built retirement building for over 55's, with communal parking and residents lounge with kitchenette facilities and a resident house manager, laundry and Guest Suite (subject to availability and separate charge). The apartment is situated on the second floor and briefly comprises a hallway with fitted storage cupboard, wetroom, living room, fitted kitchen and a double bedroom. The heating is electric storage heaters, there are double glazed windows, and the apartment has the benefit of no upward chain. All apartments have the benefit of the Appello Careline pull cord system.

EPC : C
WOMBOURNE OFFICE

LOCATION

Pendene Court is a purpose built retirement complex constructed by McCarthy & Stone for purchasers with a minimum age restriction. The complex is situated on the main Penn Road (A449) where bus services provide access into Wolverhampton City centre. There are shops and facilities close by as well as a library only one bus stop along.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a storage cupboard and fitted storage heater. The LOUNGE has a double glazed window to the rear elevation, storage heater, electric fire with surround and double doors into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit, integrated appliances including oven, hob and extractor. There is space for a fridge and a double glazed window to the rear elevation. There is a WETROOM which has a fitted shower, fitted wash hand basin, low level WC, heated ladder towel rail and tiling to the walls. The DOUBLE BEDROOM has fitted wardrobes with mirrored doors, double glazed window to the rear elevation and fitted storage heater.

OUTSIDE

This development occupies a private and favoured position with dense foliage surrounding it, there are a wealth of shrubs and plants with communal parking. There are gardens to the rear which are well manicured and tended and which are enjoyed by the residents.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND B – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is LEASEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
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
The long term flood defences website shows low risk

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Wombourne Office
01902 326366
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www.berrimaneaton.co.uk

Offers In The Region Of
£65,000

EPC: C

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.



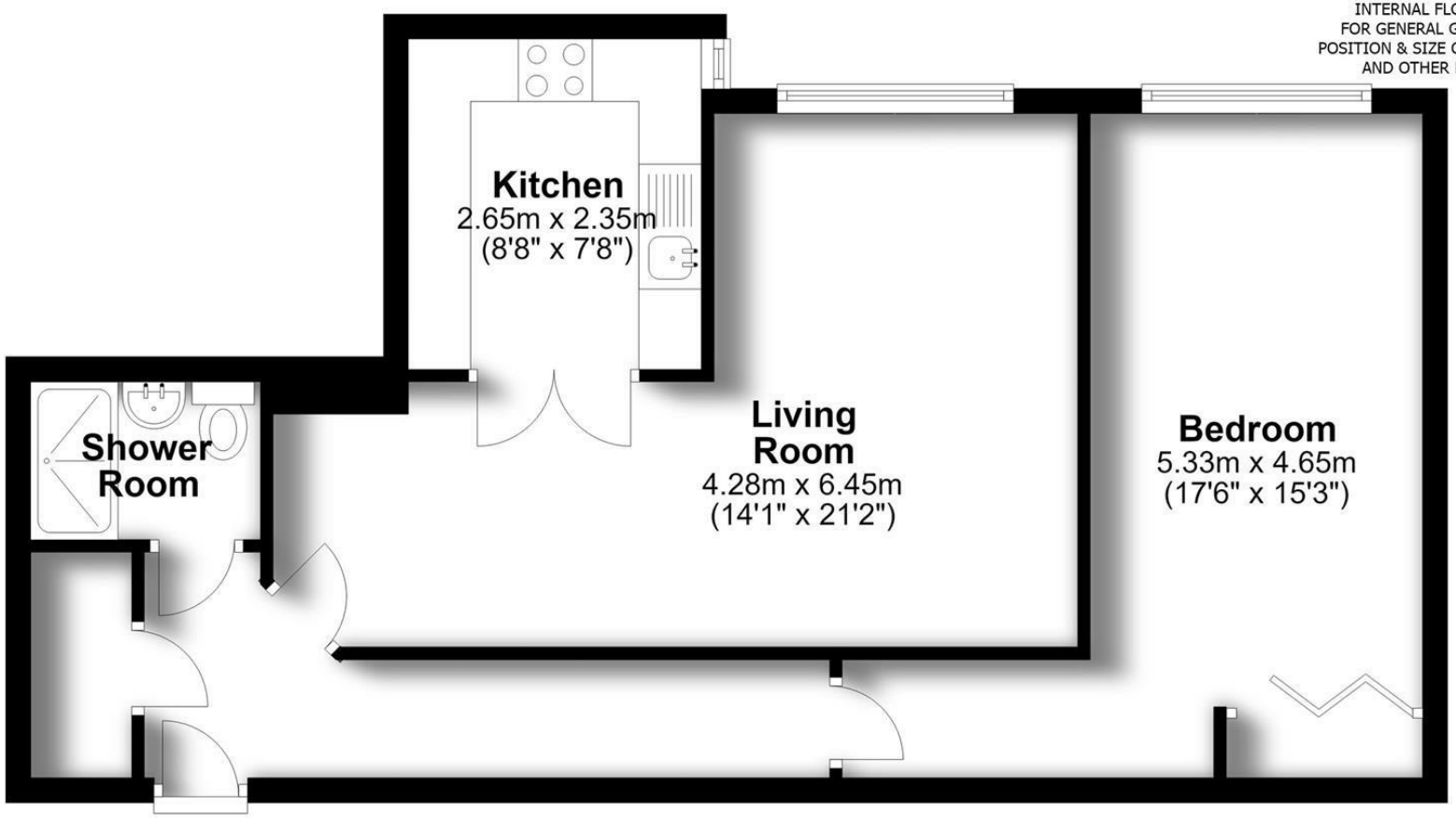



Flat 33 Pendene Court

Wolverhampton

TOTAL: 54.3sq.m. 585sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor







