WORTHINGTON ESTATES



Barclay Court, Compton Road
Wolverhampton, WV3 9RN

Offers in the region of £85,000

A fantastic opportunity to acquire a one-bedroom top-floor apartment, ideally located within walking distance of the city centre and an excellent range of local amenities. Offered to the market with no upward chain and 956 years remaining on the lease, this property represents an excellent opportunity for first-time buyers, professionals, or investors alike.

Perfectly situated close to convenience stores, cafés, takeaways, pubs, and the popular WV Active Central leisure centre with gym and swimming facilities, the property also benefits from easy access to the green open spaces of West Park and Bantock Park.

The accommodation briefly comprises an entrance hall, fitted kitchen, bathroom, generous double bedroom, and a bright, dual-aspect living/dining room offering ample space for both seating and dining. The layout is further enhanced by excellent built-in storage throughout.

Set within well-maintained communal grounds, the development benefits from a secure barrier-entry car park with first-come, first-served parking, and a security intercom entry system for added peace of mind.

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HALL
A spacious entrance hall with doors into the living room, bedroom, kitchen and bathroom. Benefitting from a large cupboard offering plenty of useful storage space.

LIVING ROOM
14'7" x 10'8" (4.45 x 3.27)



A bright and spacious reception room featuring dual-aspect windows, together with an electric wall-mounted heater. The room comfortably accommodates both lounge and dining furniture, creating a versatile living space. Both windows have been replaced, with the larger window updated in 2019 and the smaller window more recently in 2024.



KITCHEN
10'8" x 6'3" (3.27 x 1.93)



Fitted with wall and base units with laminate worktops, incorporating a stainless steel sink and a useful pantry providing additional storage space. The kitchen also benefits from a side-facing window and offers space and plumbing for white goods.

BATHROOM
6'3" x 5'10" (1.93 x 1.79)



The bathroom is fitted with a panel bath with shower over, WC, and wash basin. The storage cupboard houses the hot water tank and cylinder. The cylinder was replaced in March 2026.

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BEDROOM

11'8" x 11'0" (3.58 x 3.37)





A further spacious and naturally bright room featuring a side-facing window, electric wall-mounted heater, and two built-in wardrobes, providing excellent storage and maximising the available space. The window was replaced in 2019.





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LEASEHOLD
We have been informed by the Vendor(s) that the current service charge is £1,693 per annum (141.09 pcm). There is no charge for ground rent and there are 956 years remaining on the lease.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

COUNCIL TAX BAND - A
Wolverhampton CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

FIXTURES AND FITTINGS
Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

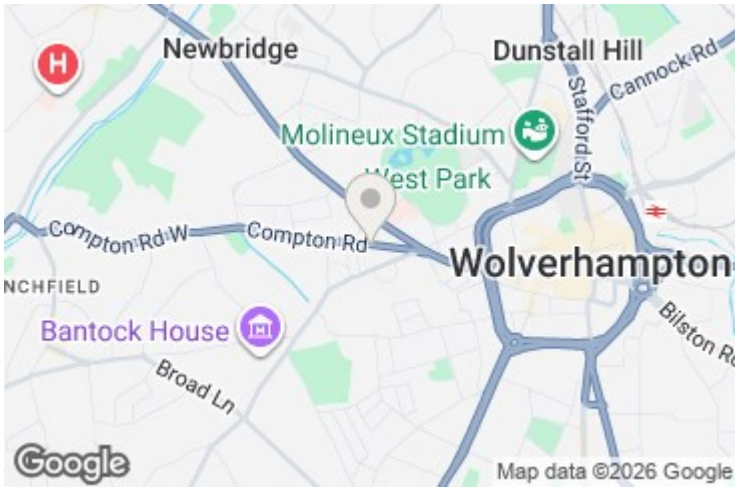
FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale.

FREE MARKET APPRAISAL
If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

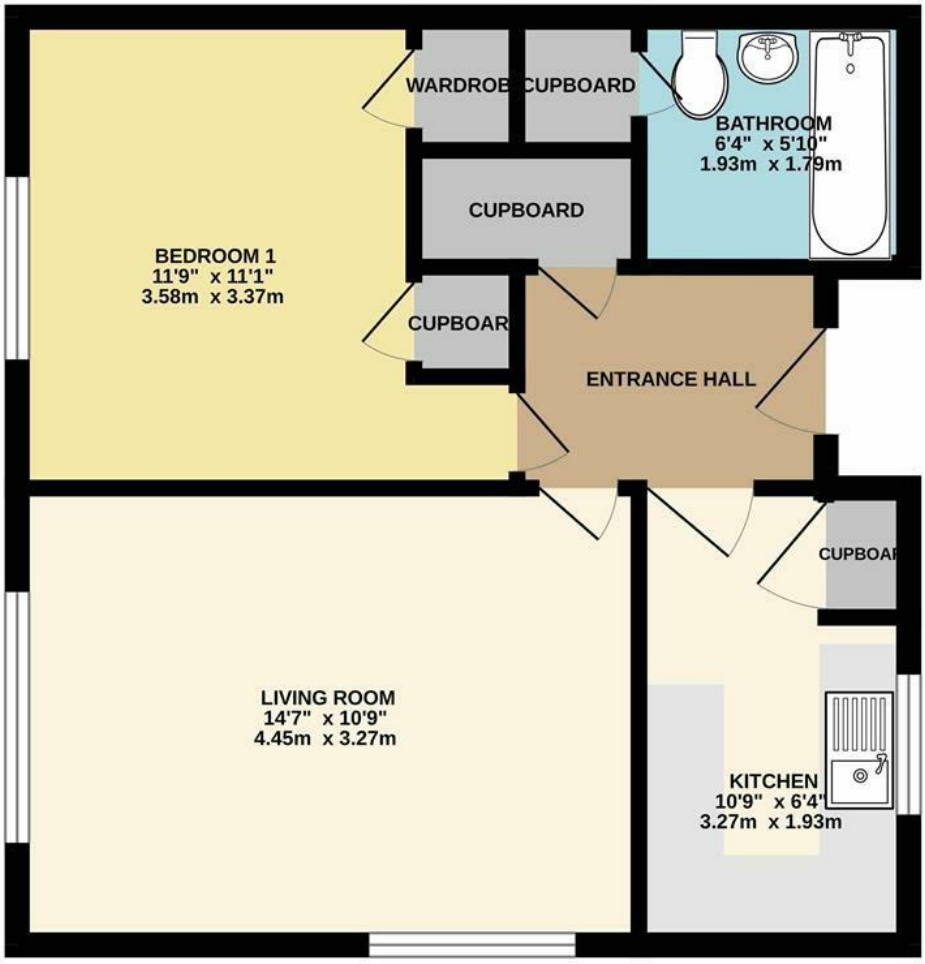
POSSESSION
Vacant possession will be given on completion.

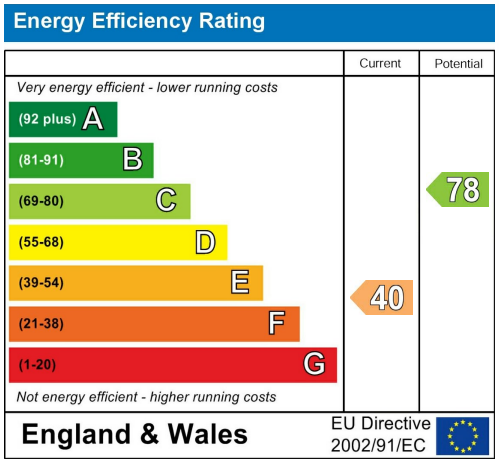
SERVICES
Please note there is no gas connection to the building; heating and hot water are provided via electric systems.

VIEWING
By arrangement through Worthington Estates Codsall office (01902) 847 358.



446 sq.ft. (41.4 sq.m.) approx.





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The Property Ombudsman