



Flat 1, 37 Park Dale East, Wolverhampton, Wolverhampton, WV1 4TD

BERRIMAN
EATON

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A well-presented one-bedroom ground-floor apartment combining period character with generous living accommodation with an allocated parking space. NO UPWARD CHAIN.

LOCATION

Parkdale provides a unique setting with approximately three acres of open ground creating a feeling of countryside living and yet being within a few minutes walk of the City Centre. Over recent years Wolverhampton City Centre has experienced a period of sustained development and growth and now benefits from an increased residential usage, a thriving business community, an excellent array of shopping facilities and a diverse and vibrant nightlife. The City itself is particularly accessible with convenient motor communications provided by the M5 and M6 motorways together with rail services running from Wolverhampton City Centre station.

DESCRIPTION

A well-presented one-bedroom ground-floor apartment offering an attractive combination of period character, generous living accommodation and its own private patio area. The property further benefits from an allocated parking space, providing convenient off-road parking for residents.

ACCOMMODATION

Access to the building is via a secure intercom entry system opening into a welcoming communal foyer. From here, the ground floor apartment is easily accessed with the front door opening into a central entrance HALL that provides access to all areas of the accommodation. One of the standout features of the apartment is the impressive OPEN PLAN LIVING DINING ROOM. This generously proportioned living space benefits from high ceilings, attractive period features and dual-aspect windows, allowing plenty of natural light to fill the room. Large patio doors open directly onto a private paved patio area, exclusively allocated to the apartment. The modern fitted KITCHEN offers practical and well-presented space with worktops, cupboards and a window positioned towards the end of the room.

The double BEDROOM continues the property's impressive sense of character, featuring high ceilings and a large period-style window that provides an abundance of natural light. Completing the accommodation is the BATHROOM, fitted with a bath, WC, a wash hand basin and a window.

OUTSIDE

The property has one allocated parking space to the rear and a private patio area together with beautifully maintained communal gardens.

LEASE DETAILS

The property is held on a lease for a term of 125 years from 22nd May 2000 at a current ground rent of £190 per annum. The service charge is £279.47 per month which is an annual cost of £3,353.64. We recommend you arrange for your solicitor to verify the details

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 Tettenhall Office.
The property is FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and 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>
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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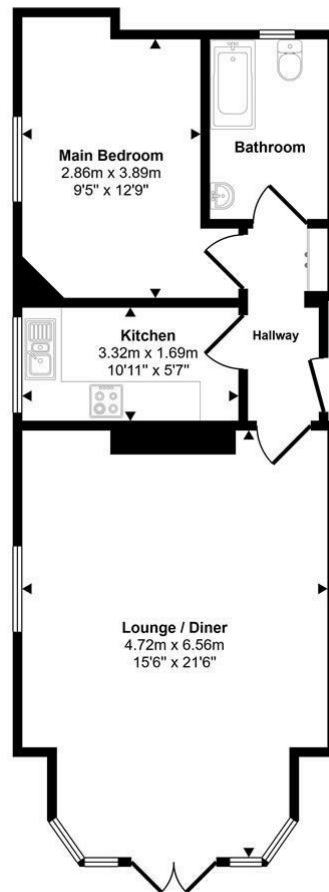
www.berrimaneaton.co.uk

Offers Around
£120,000

EPC: E

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.

Approx Gross Internal Area
57 sq m / 619 sq ft



Floorplan



