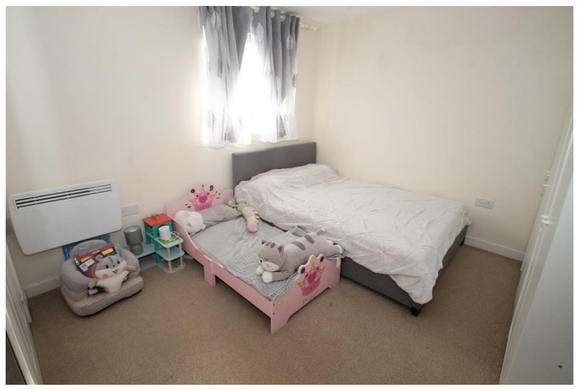
26 Rockford Place, Wolverhampton, WV2 2BN









26 Rockford Place, Wolverhampton

Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

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https://www.hickshadley.c

Hicks Hadley are proud to present to the market this well presented two-bedroom, first-floor apartment offering spacious, well-appointed accommodation, complete with a private balcony. Ideally suited to first-time buyers or investors the property is conveniently located close to excellent transport links and Wolverhampton town centre. The accommodation briefly comprises an entrance hallway, a bright and spacious open-plan lounge/diner and kitchen, two generous double bedrooms, an en-suite shower room to the principal bedroom, and a separate family bathroom.
Externally, the property benefits from allocated parking and well-maintained communal gardens.
An internal viewing is highly recommended to fully appreciate the space, presentation and excellent location this lovely apartment has to offer.

Offers In The Region Of £130,000 - Leasehold

Hicks Hadley







Entrance hall 16'8" x 3'11" (5.1 x 1.2)
Intercom wall mounted, two storage cupboards fitted one of those housing the water heating system, electric heater wall mounted.

Lounge 14'9" x 13'1" (4.5 x 4.0)
Spacious dual aspect living space with one double glazed Juliet balcony, double glazed double doors opening into a balcony, electric heater fitted to the inside elevation.

Kitchen 9'10" x 7'2" (3.0 x 2.2)
Double glazed window fitted, stainless steel one bowl sink fitted with drainer and mixer tap, electric oven with four ring ceramic hob fitted with stainless steel splash fitted above along with a stainless steel extractor fan, appliance space for washing machine and fridge/freezer, ample unit and drawer space available.

Bedroom one 10'5" x 10'2" (3.2 x 3.1)
Double glazed window fitted, electric heater wall mounted.

En suite
Privacy glazed window fitted, walk in shower cubicle with thermostatic shower fitted, partially tiled walls, sink with splashback tiles above, low flush w.c fitted.

Bedroom two 9'2" x 8'10" (2.8 x 2.7)
Double glazed window fitted, electric heater wall mounted.

Family bathroom
Partially tiled walls, bath tub fitted, electric heater wall mounted, sink with chrome mixer tap fitted, low flush w.c fitted.

Communal grounds
Landscaped communal grounds, block paved driveway with allocated parking and visitor parking available, intercom door system fitted.

Lease details
Lease length remaining 111 years
ground rent 150 per annum approx.
Service charge £1000 per annum approx.

Agent notes
All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link -//checker.ofcom.org.uk/en-gb/broadband-coverage





Council Tax Band :B

EPC :C

Tenure Information :Leasehold-Lease length remaining 111 years
ground rent 150 per annum approx.
Service charge £1000 per annum approx.

Any other Material Facts :Brick and concrete build, Please note all information has been provided by the vendor, Please confirm all details with a chosen solicitor.



Hicks Hadley