



1 Nailors Row, Giggetty Lane, Wombourne, Wolverhampton, WV5 0AR

BERRIMAN
EATON

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This is a ground floor apartment situated in one of the oldest buildings in Wombourne. There is an allocated parking space and use of the communal gardens. The internal accommodation briefly comprises entrance hall, lounge, kitchen, double bedroom and bathroom. There is double glazed, central heating and an extended lease. The property is sold with no upward chain and is in need of updating.

EPC: D
WOMBOURNE OFFICE

LOCATION

Nailors Row is a small collection of period properties situated on Giggetty Lane, close to Blakeley shops and the Church of the Venerable Bede. There are regular buses from Common Road which gives access to the neighbouring towns as well as Wombourne Village. Blakeley Heath Primary School is within walking distance.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL has a UPVC double glazed door, fitted storage cupboard, radiator and double glazed window to the front elevation. The LOUNGE has double glazed windows to the rear and side elevation, gas fire with surround and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer, wall mounted central heating boiler, space for appliances including oven, fridge freezer and plumbing for a washing machine. There is a double glazed window to the rear elevation. The DOUBLE BEDROOM has a double glazed window to the rear elevation and radiator. The BATHROOM has a bath with screen over, low level WC, pedestal wash hand basin with mixer tap, double glazed opaque window to the rear elevation and tiled walls.

OUTSIDE

The property is accessed along a private driveway with allocated parking, lawns and seating areas. The access to the apartment is from the rear parking area.

LEASEHOLD

The apartment is subject to a 999 year lease with a commencement date of 16/08/2017. There is a maintenance charge of £20 per calendar month which is for external maintenance of communal areas but not buildings insurance.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – South Staffordshire
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 very low risk

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tettenhall@berrimaneaton.co.uk

Lettings Office

01902 749974
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Bridgnorth Office

01746 766499
bridgnorth@berrimaneaton.co.uk

Wombourne Office

01902 326366
wombourne@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers In The Region Of
£130,000

EPC: D

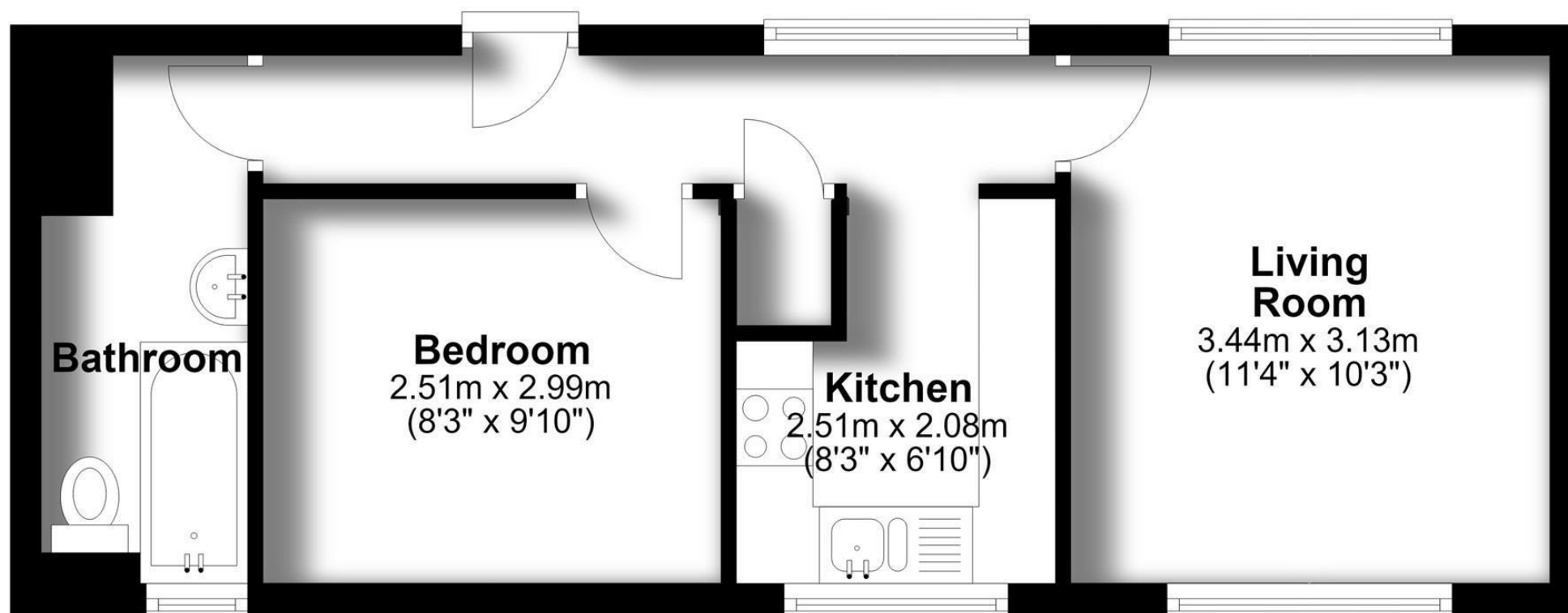
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



1 Nailors Row Wombourne

TOTAL: 33.8sq.m. 364sq.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

