



Bartlams.

11 Grange Road, Tettenhall - WV6 8RQ
£120,000



11 Grange Road

Tettenhall, Wolverhampton

Offered for sale with no upward chain, this unusually spacious one-bedroom ground floor apartment occupies a highly desirable position on the ever-popular Grange Road, just a short walk from the heart of Tettenhall Village. Renowned for its excellent range of independent shops, cafés, restaurants and everyday amenities, the location also offers convenient access to local bus routes, picturesque walks and Wolverhampton City Centre, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property has been well maintained throughout and is presented in neutral decorative tones, creating a bright and welcoming interior ready for immediate occupation. Further benefits include gas central heating, double glazing and a modern fitted kitchen.

The generously proportioned accommodation briefly comprises an entrance hall, a spacious living room with ample room for both lounge and dining furniture, a contemporary fitted kitchen, a modern bathroom and a particularly large double bedroom with excellent space for freestanding furniture.



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Outside, the property continues to impress with a beautifully maintained private rear garden, providing a peaceful space to relax or entertain. The low maintenance garden features a pebbled patio seating area, bark-covered borders stocked with mature shrubs and a useful brick-built store offering additional storage. To the front, convenient on-street parking is available on this quiet and well-established residential road.

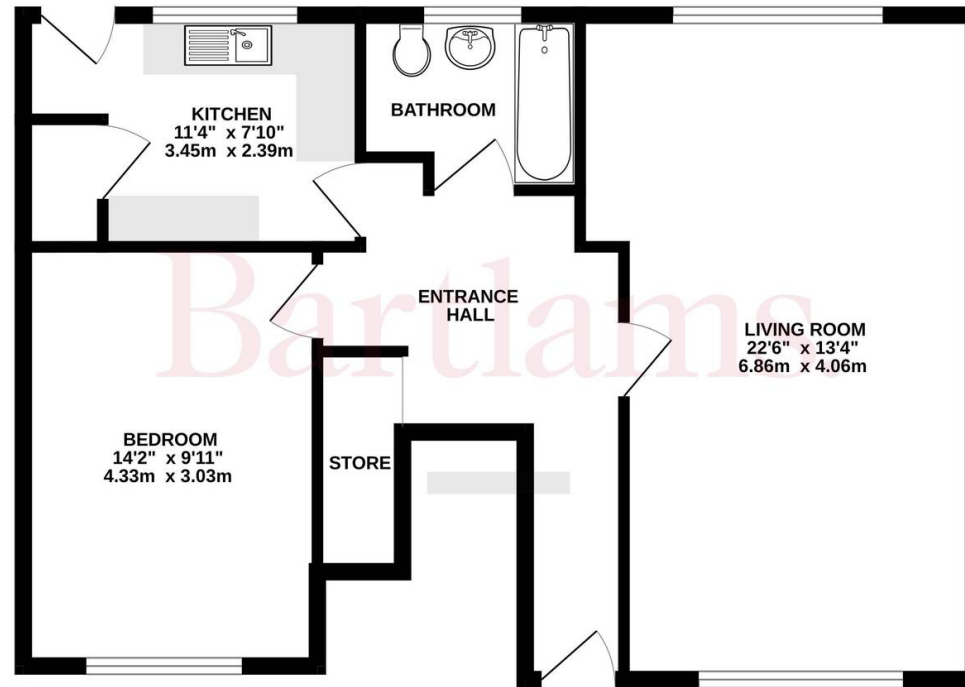
A rare opportunity to acquire a generously sized ground floor apartment in one of Tettenhall's most sought-after locations, offered with vacant possession and early viewing highly recommended.

- No upward chain – vacant possession available
- Exceptionally spacious one-bedroom ground floor apartment
- Highly sought-after location within walking distance of Tettenhall Village
- Generous living room, modern fitted kitchen and contemporary bathroom
- Large double bedroom with ample space for freestanding furniture
- Beautifully maintained private rear garden with patio and brick-built store
- Gas central heating, double glazing and neutral décor throughout
- Leasehold with approximately 107 years remaining. Ground rent £10 per annum and service charge £526.99 per annum, including buildings insurance and grounds maintenance





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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