



74 High Meadows, Compton

THOMAS HARVEY
ESTATE AGENTS

A Well Designed One Bedroom Ground Floor Apartment In A Favoured Residential Address. Close To Many Amenities & An Excellent Opportunity For First Time Buyers Or Buy To Let!

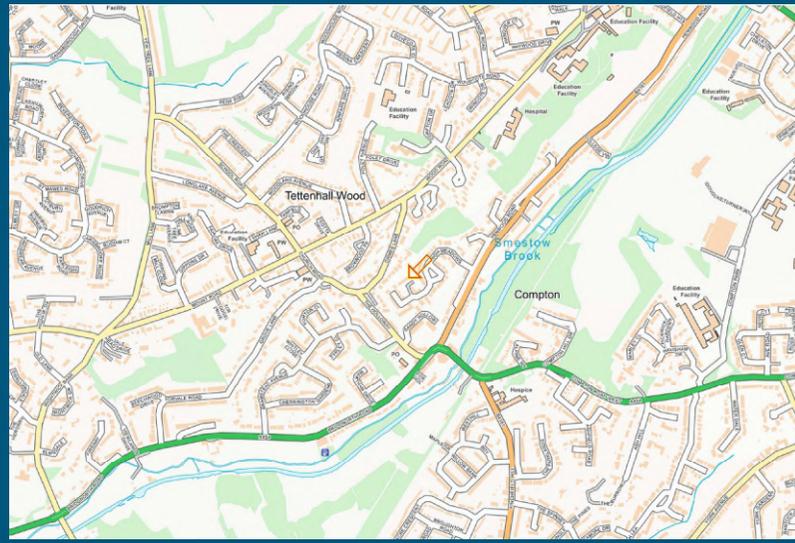
74 High Meadows, Compton, Wolverhampton, WV6 8PP
Asking Price: £125,000

Tenure: Leasehold
Leasehold Details: 189 years from 01.04.1988
Service Charge: £125.00 (one hundred & twenty five pounds) per month
Ground Rent: Included in Service Charge
Council Tax: Band A – Wolverhampton
EPC Rating: D (63) No: 0256-2812-7155-9203-1455
Total Floor Area: 470.22 feet (43.68sq metres) Approx.
No Upward Chain
Services: We are informed by the Vendors that all main services are installed
Broadband – Ofcom checker shows Standard & Superfast are available
Mobile: Ofcom checker shows one of four main providers have good coverage indoor and all four have likely coverage outdoor.

Occupying a choice position on this small exclusive development situated in a popular residential area convenient for the majority of amenities, this ground floor spacious apartment has been well maintained over the years to provide an attractive interior and perfect for buyers requiring a home, ready to just move into. Designed to utilise the maximum space, with a comfortable floor area of approx. 470.22sq feet (43.68sq metres), No 74 benefits from electric background heating, double glazed units, laminate flooring throughout, neatly decorated and a smart kitchen & bathroom. An excellent example its type, this well presented apartment is ideal for First Time Buyers or even a Buy To Let with a proposed monthly rental of £850.00pcm.

The accommodation includes a communal reception lobby with intercom access system, ground floor entrance hall with built in storage cupboard, 14ft open plan living room with dining area, double bedroom with wardrobe, white bathroom and fitted kitchen with a matching suite of laminate units including built in appliances. At the front of the property is off road parking via the residents carpark and the communal gardens are landscaped providing a pleasant outlook. 74 High Meadows also features its own patio area overlooking the mature grounds.

Situated in one of Wolverhampton’s most favoured residential locations, High Meadows is most convenient for the majority of amenities including schools, shops, bus routes and having the facilities at both Tettenhall Village & Compton Centre, very close by. The city centre is also less than 2.5 miles away. Offered with no upward chain, internal inspection is highly recommended to appreciate this superb ground floor apartment.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



T: 01902 758111

E: properties@thomasharvey.co.uk

W: www.thomasharvey.co.uk

A: 1 The Arcade, High Street, Tettenhall, Wolverhampton WV6 8QS

Entrance Hall: Internal hardwood door, telephone intercom system, electric convector heater, coved ceiling, laminate flooring and concealed built in storage cupboard.

Living Room With Dining Area: 13'10" (4.22m) x 13'1" (3.99m)

Electric convector heater, coved ceiling, laminate flooring and double glazed picture window to front.

Kitchen: 9'1" (2.78m) x 6'9" (2.06m)

Fitted with a matching suite of laminate style units comprising stainless steel single drainer sink unit, a range of base cupboards, drawers & suspended wall cupboards, matching worktops, stainless steel single drainer sink unit with mixer tap, built in electric oven, 4-ring electric hob with stainless steel extractor hood over, plumbing for washing machine, tiled splash backs, coved ceiling, laminate flooring, built in airing cupboard and double glazed window to rear.

Bedroom One: 10'11" (3.33m) x 10'9" (3.27m)

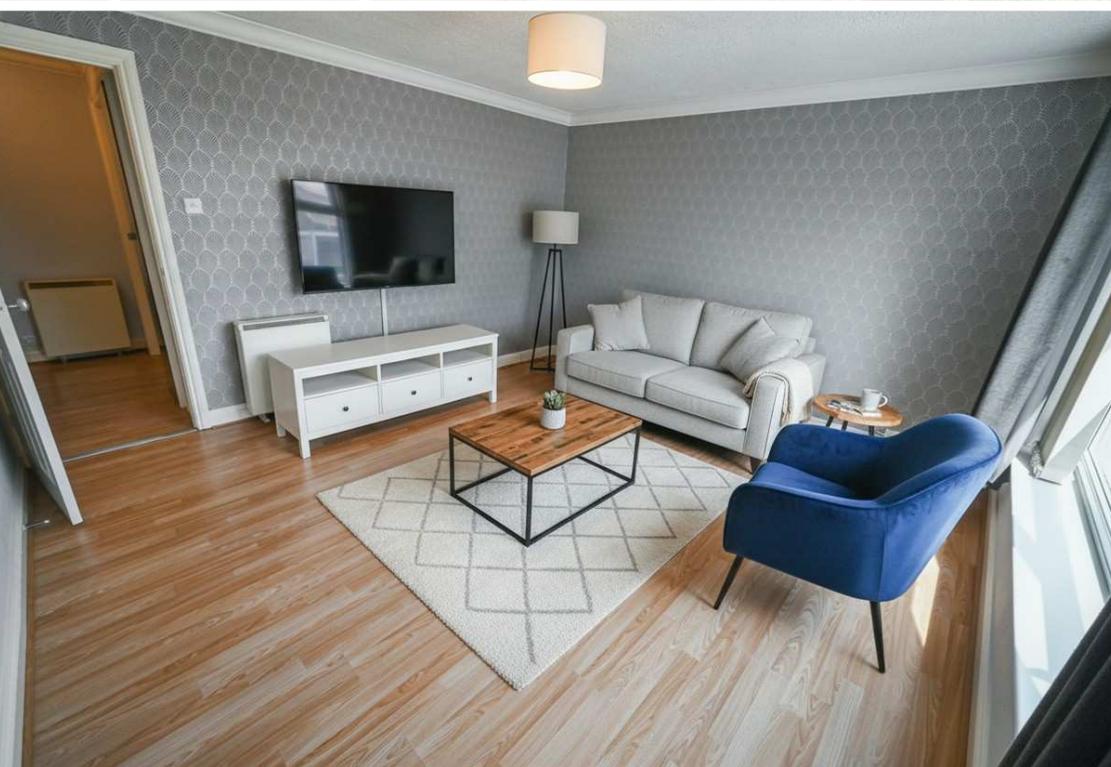
Built in floor to ceiling double wardrobe with mirrored doors, electric convector heater, coved ceiling, laminate flooring and double glazed French window to rear patio.

Bathroom: Fitted with a smart white suite comprising panelled bath with shower unit over, pedestal wash hand basin, low level WC, tiled walls, coved ceiling, laminate flooring and double glazed opaque window to rear.

Outside: The development is surrounded by mature & landscaped grounds with clothes drying area and residents car park (not allocated).

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.









74 High Meadows, Compton
**Total Floor Area: 470.22sq feet
 (43.68sq metres) Approx.**

Floorplans: Internal floor areas are approximate for general guidance only – Not to scale position & size of doors, windows, appliances and other features are approximate



PROPERTY MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

MISDESCRIPTIONS ACT 1967 – CONDITIONS UNDER WHICH THE ATTACHED PARTICULARS ARE ISSUED.

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3. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact.
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