



30 DONINGTON GROVE

WOLVERHAMPTON, WV10 6EE

OFFERS IN EXCESS OF £132,500
LEASEHOLD

NO CHAIN - A well-presented and attractive second-floor apartment with spacious accommodation throughout. The property is conveniently located for a variety of local amenities, including shops, schools and regular bus services, while Wolverhampton City Centre and the University are easily accessible. Excellent road links are also available, with convenient access to the M54, M6, M5 and M6 Toll, making this an ideal location for commuters. The i54 business and commercial development is also within easy reach. The property also benefits from a southerly facing aspect.



30 DONINGTON GROVE

- Available With No Onward Chain • Modern Second Floor Apartment • One Allocated Parking Space • Extremely Popular Akron Gate Development • Well Presented Throughout • Secure Gated Development • Intercom Access • EPC = B • Southerly Facing Aspect



ENTRANCE

The property is accessed via a secure gated car park with a communal entrance door providing access to the stairs.

HALLWAY

Double glazed window, phone entry intercom system, radiator and two useful storage cupboards.

OPEN PLAN LIVING ROOM AND KITCHEN

21'7" x 10'4"

Two radiators, double doors opening out to a pleasant balcony and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit. There is space for various household appliances, a built in electric oven, fridge, freezer, washing machine and dishwasher and 4 ring gas hob above.

BEDROOM ONE

10'9" x 9'6"

Double glazed window, radiator and door to the ensuite shower room.

ENSUITE SHOWER ROOM

Part tiled walls and a contemporary suite comprising close coupled w.c, pedestal wash hand basin with splash back tiling and corner shower enclosure.

BEDROOM TWO

10'9" x 8'0"

Double glazed window and radiator.

BATHROOM

Double glazed obscure window to the rear, part tiled walls, radiator and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath.

PARKING

The agent understands that there is one allocated parking space for the property. The development benefits from a secure gated car park which is electrically operated by an entrance fob.

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a lease term of 125 years from 1st January 2014. The agent understands that the current annual ground rent is £225.00 and the current annual service charge is £1598.91

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band B

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check

is done prior to the issue of a sales memorandum.

Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard / Superfast
/ Ultrafast are available

Mobile Coverage - 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>

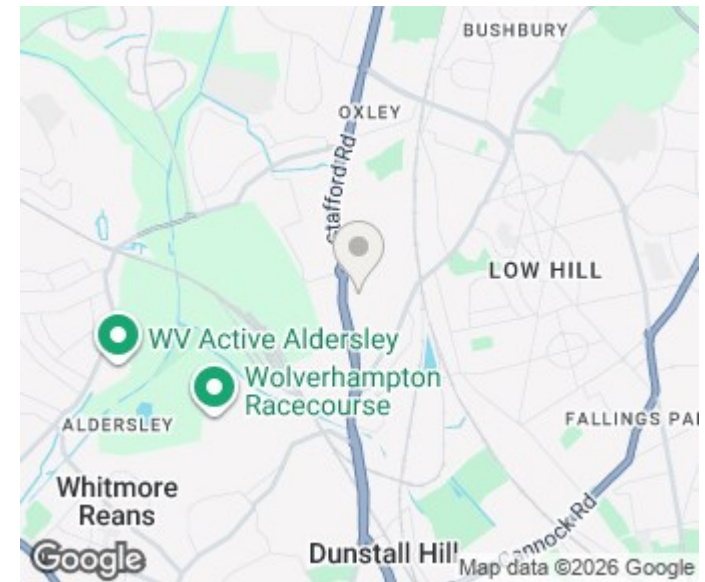
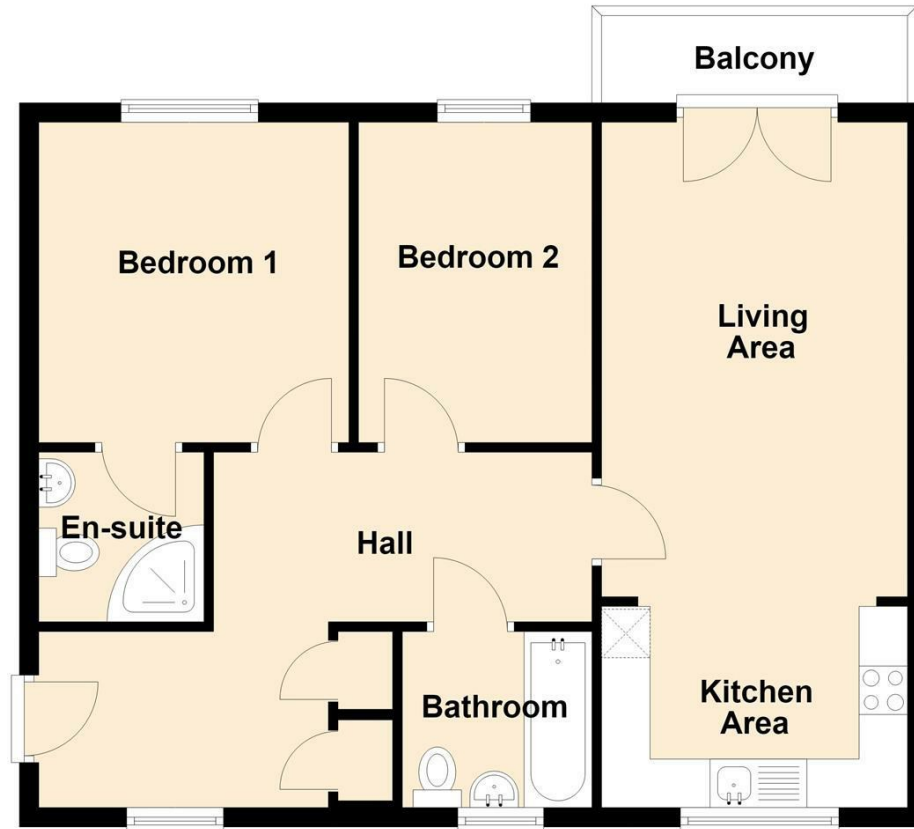
Ofcom provides an overview of what is available.
Potential purchasers should contact their preferred
supplier to confirm availability and speed.

Flood Risk - Please use this link to check the long term
flood risk for an area in England -
<https://www.gov.uk/check-long-term-flood-risk>

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Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements