



**145 PRESTWOOD ROAD**  
**WOLVERHAMPTON, WV11 1RB**

**OFFERS IN THE REGION OF £95,000**  
**LEASEHOLD**

**CASH BUYERS ONLY DUE TO SHORT LEASE** - Immaculately presented one bedroom ground floor apartment situated in an extremely popular location close to New Cross Hospital with a range of amenities nearby including schools, shops and access to public transport. Whilst the property is available to cash buyers only due to a short lease, it would make an excellent buy to let investment or first time buy and features spacious accommodation comprising entrance porch, living room, kitchen, bedroom, shower room, communal gardens and a garage to the rear.





# 145 PRESTWOOD ROAD

• Cash Buyers Only Due To Short

Lease • Extremely Popular

Location • Convenient For A Wide Range of

Amenities • Immaculately Presented

Throughout • Gas Central Heating • Double

Glazed • Garage To Rear • Communal Gardens



## APPROACH

The property is approached via a paved footpath.

## ENTRANCE PORCH

Ceiling down lighters and door to the living room.

## LIVING ROOM

14'11" x 9'7"

Double glazed window to the front, radiator and door to the hallway.

## HALLWAY

Radiator, two useful storage cupboards and doors to:

## KITCHEN

11'2" x 9'4"

Ceiling down lighters, radiator, tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a cupboard housing the combination boiler, a built in electric oven and grill, 5 ring gas hob and space for various household appliances including fridge freezer and plumbing for a washing machine. A part glazed door provides access to the rear.

## BEDROOM

14'0" x 8'11"

Double glazed window to the rear and radiator.

## SHOWER ROOM

Double glazed obscure window to the side, ceiling down lighters, radiator and suite comprising close coupled w.c, pedestal wash hand basin and corner shower enclosure.

## REAR GARDEN

To the rear of the property is a communal garden.

## GARAGE

Single garage located to the rear.

## PROPERTY INFORMATION

Title - The property is understood to be leasehold with lease term of 99 years from 25 December 1978. The annual service charge & ground rent is approximately £699.00 combined.

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

Council Tax - Wolverhampton City Council - Tax Band A

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

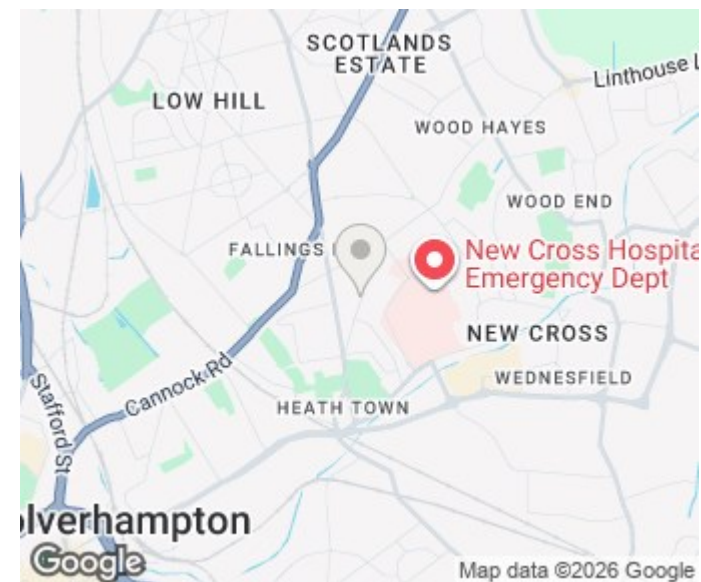
Mobile Coverage - Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>


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>

## 145 PRESTWOOD ROAD





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