



**61 UPPER STREET**  
WOLVERHAMPTON, WV6 8QF

**OFFERS IN THE REGION OF £165,000**  
**LEASEHOLD**

Spacious three bedroom split level maisonette with it's own private entrance door and available with NO ONWARD CHAIN. Situated just a short walk from the High Street the impressive accommodation includes a reception hall, spacious living room, dining kitchen, three generous bedrooms and shower room. Recently redecorated - internal inspection highly recommended.





# 61 UPPER STREET

- PRIVATE ENTRANCE DOOR • NO ONWARD CHAIN • WALKING DISTANCE TO VILLAGE CENTRE • SPLIT LEVEL MAISONETTE • THREE BEDROOMS • LARGE LIVING ROOM • DINING KITCHEN • HIGHLY SOUGHT AFTER LOCATION



## APPROACH

The property is accessed via it's own private entrance door.

## RECEPTION HALL

Staircase to the first floor landing, useful under stairs cupboard.

## LIVING ROOM

14'10" x 13'5"

Two double-glazed windows

## DINING KITCHEN

17'4" x 8'7"

Two double-glazed windows, tiled floor, part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit. Three is plumbing for a washing machine, and an integral fridge and freezer.

## FIRST FLOOR LANDING

### BEDROOM ONE

14'9" x 10'5"

Two double-glazed windows.

### BEDROOM TWO

13'5" x 7'3"

Two double-glazed windows.

### BEDROOM THREE

8'0" x 7'3"

Double-glazed window.

## SHOWER ROOM

Double-glazed obscure window, built in airing cupboard, suite comprising close-coupled w.c, pedestal wash hand basin, and shower enclosure.

## OUTSIDE STORE

## PARKING

Communal Car Park

## COUNCIL TAX

Wolverhampton City Council - Tax Band B

## BROADBAND

Ofcom checker shows Standard / Superfast / Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availibilty and speed

## TENURE Leasehold

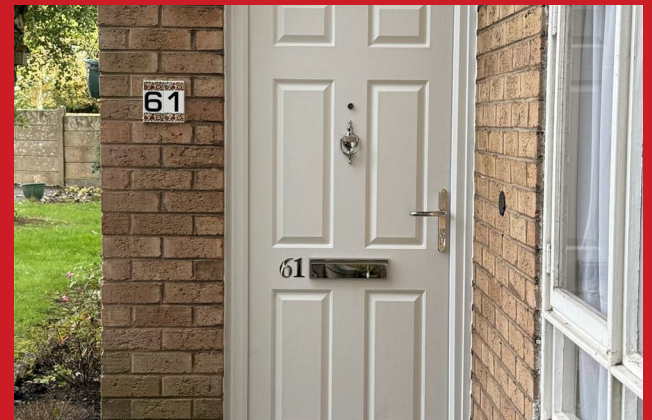
The property is leasehold with a lease term of 125 years from 27th July 1998

The agent understands that there is a ground rent of £10.00 per annum and the annual service charge bill from March 2025 was £753.15.

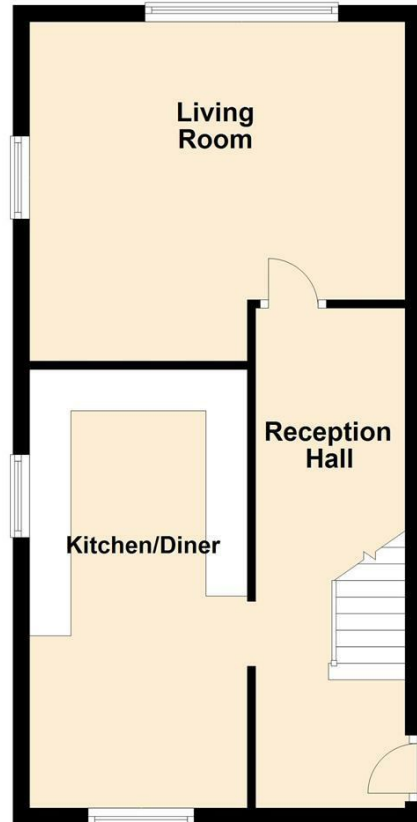
## SERVICES

The agent understands that mains electricity, water and drainage are available.

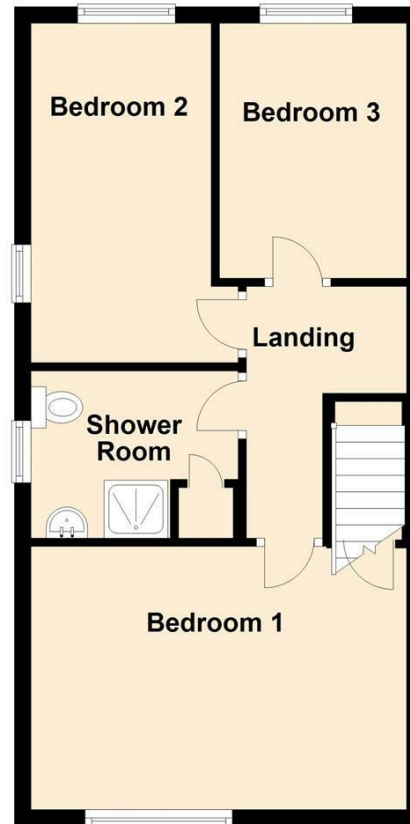
## 61 UPPER STREET



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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