



SWF



SWF

12 WORCESTER COURT, CHEQUER STREET WOLVERHAMPTON, WV3 7EG

OFFERS IN THE REGION OF £80,000
LEASEHOLD

Beautifully presented upper floor Apartment forming part of a small select development situated in lovely mature grounds within a conservation area of Wolverhampton.

The Apartment has just undergone a substantial refurbishment with new carpets and new floor coverings to kitchen and bathroom, a modern re fitted kitchen and a lovely presented bathroom, plenty of good storage with a good size wardrobe in the bedroom and one to the hallway.

The property has a spacious living room and double bedroom at the back overlooking the mature grounds

The property is conveniently located for local shops and public transport, would make an ideal Buy To Let Investment.

CASH BUYERS are sought for the property which is leasehold with an unexpired term of 56 years.



12 WORCESTER COURT,

- NO CHAIN • BEAUTIFULLY PRESENTED • FIRST FLOOR FLAT • BUY TO LET OPPORTUNITY • LOCAL SHOPS NEARBY • CONVENIENT FOR PUBLIC TRANSPORT • MATURE COMMUNAL GARDENS



HALLWAY

Built in store cupboard, loft access hatch with drop down ladder, doors to:

LIVING ROOM

14'6" x 10'5"

Double-glazed window to the front, radiator.

KITCHEN

9'1" x 7'11"

Double-glazed window to the rear, radiator, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. Plumbing for a washing machine and space for various household appliances.

DOUBLE BEDROOM

10'11" x 8'8"

Double-glazed window to the rear, radiator, built in wardrobe.

BATHROOM

Double-glazed obscure window to the side, towel rail, part tiled walls, suite comprising close-coupled w.c, wash hand basin with vanity unit beneath, and panelled bath with shower above.

PARKING AND GARDENS

The property is situated within mature grounds, with the communal gardens having many established trees providing a pleasant outlook. Parking areas provide off road parking for the residents

TENURE Leasehold

The property is leasehold with a lease term of 99 years from 25th March 1982.

The agent understands that the current ground rent is £250.00 per annum and the service charge £884.00 per annum.

Any interested party should confirm all details relating to the lease and title via their solicitor prior to purchase.

COUNCIL TAX

Wolverhampton City Council - Tax Band A

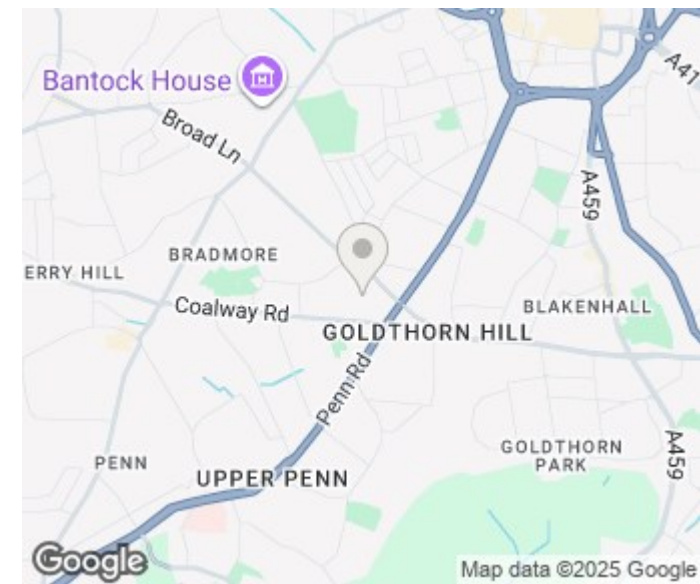
SERVICES

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

12 WORCESTER COURT,



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	



Sanders, Wright & Freeman - Sales 01902 575555
 13 Waterloo Road enquiries@swfestateagents.co.uk
 Wolverhampton www.swfestateagents.co.uk
 West Midlands
 WV1 4DJ

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