

## FLAT 21, MAGNOLIA COURT MUCHALL ROAD WOLVERHAMPTON, WV4 5TR

OFFERS IN THE REGION OF £180,000  
**LEASEHOLD**

Impressive top floor (2nd floor) duplex apartment with feature mezzanine bedroom, living room, balcony, kitchen, two further double bedrooms and bathroom. Well presented throughout, the property is available with NO ONWARD CHAIN and is situated in a prestigious location with convenient access to local shops and public transport. Standing within mature grounds there is gated parking and attractive communal gardens to the rear.





# FLAT 21, MAGNOLIA COURT

- NO CHAIN • FEATURE MEZZANINE  
BEDROOM • LIFT  
ACCESS • BALCONY • PRESTIGIOUS  
LOCATION • GATED PARKING



## RECEPTION HALL

Intercom handset, spiral staircase to the mezzanine floor, useful broom cupboard.

## LIVING ROOM

23'8" x 7'9"

Double glazed, double doors to the balcony, two radiators, attractive feature fireplace and doorway to the kitchen.

## KITCHEN

10'7" x 7'9"

Part tiled walls, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink with drainer unit and mixer tap. There is a built in oven and hob, space for a fridge freezer and plumbing for a washing machine.

## BEDROOM

12'10" x 11'1"

Double glazed window, radiator, built- in storage cupboard and fitted wardrobes with sliding mirrored doors.

## BEDROOM

11'4" x 10'3"

Double glazed window, radiator, built in wardrobe.

## BATHROOM

Radiator, low level w.c., sink with vanity cupboard beneath and shower enclosure.

## MEZZANINE BEDROOM

23'9" x 13'1" max

Radiator and fitted furniture including double wardrobes, chest of drawers and dressing table.

## COMMUNAL GARDENS

Magnolia Court stands within attractive mature grounds with well kept communal gardens to the rear.

## CAR PARK

There is a gated car park to the rear.

## TENURE Leasehold

The property is leasehold. 125 year lease from 1st January 2005

Our client has advised that the service charge is £4065.58 per annum and is invoiced six monthly at £2032.79.

We await confirmation of the ground rent. Any interested party should verify all lease terms and charges prior to completion.

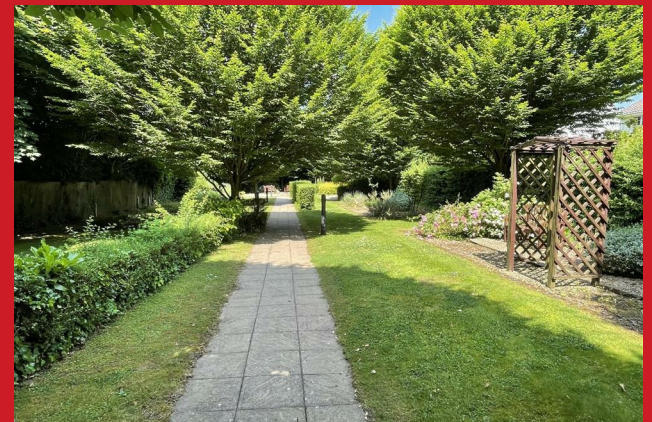
## COUNCIL TAX

Wolverhampton City Council - Tax Band C

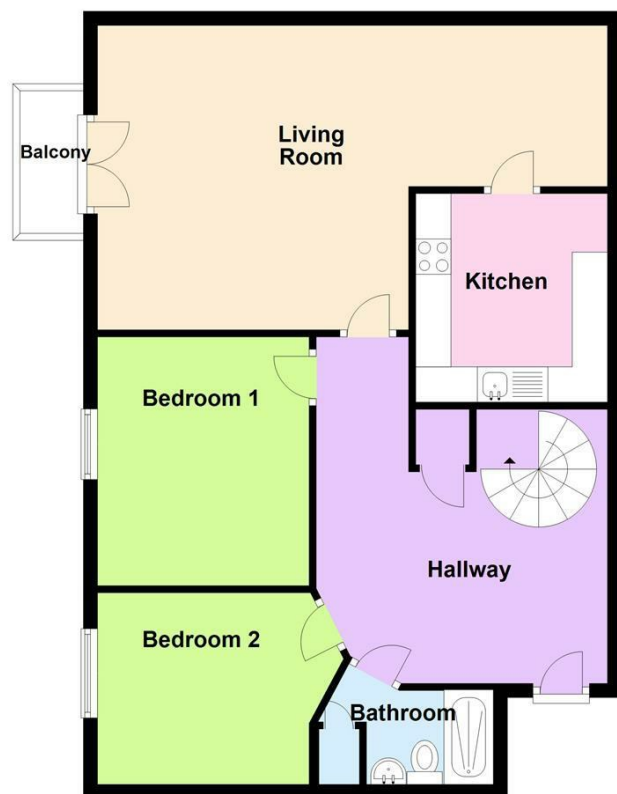
## SERVICES

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

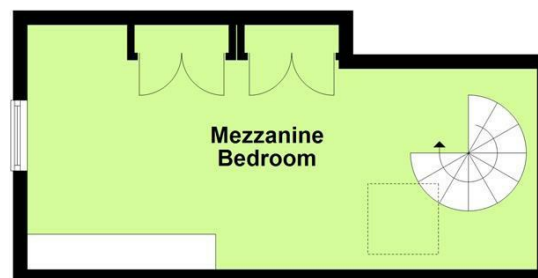
## FLAT 21, MAGNOLIA COURT



## Second Floor



## Mezzanine



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>	<b>77</b>	<b>77</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