



## 154 DEANS ROAD

WOLVERHAMPTON, WV1 2BA

OFFERS IN THE REGION OF £75,000  
LEASEHOLD

Spacious one bedroom ground floor flat ideally located for public transport and links into the city centre, Black Country Route and New Cross Hospital. Available with NO Onward Chain the accommodation comprises entrance hall, spacious lounge, double bedroom, kitchen and shower room.

Residents car park to the front.



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- NO CHAIN • EXCELLENT COMMUTER LINKS
- NEARBY • IDEAL INVESTMENT
- OPPORTUNITY • RESIDENTS CAR PARK TO
- FRONT • DOUBLE BEDROOM • SPACIOUS
- LOUNGE



### HALLWAY

Radiator.

### LOUNGE

15'6" x 10'5"

Double-glazed window, radiator.

### KITCHEN

13'7" x 5'10"

Double-glazed window, radiator, fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit. Space for various household appliances.

### DOUBLE BEDROOM

12'9" x 9'5"

Double-glazed window, radiator.

### SHOWER ROOM

Double-glazed obscure window, radiator, tiled walls, suite comprising close-coupled w.c, pedestal wash hand basin, bidet and shower enclosure.

### CAR PARK

A residents car park is located to the front.

### GARDEN

To the rear of the property is a communal garden with clothes drying area and brick store.

### COUNCIL TAX

Wolverhampton City Council - Tax Band A

### SERVICES

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

### 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 availability and speed

### TENURE Leasehold

The property is leasehold with a lease of 125 years from 5 September 2005.

We have been advised by our vendor that the current annual ground rent is £10.00 per annum and the annual service charge is approximately £850.00 per annum.

### SPECIAL NOTE

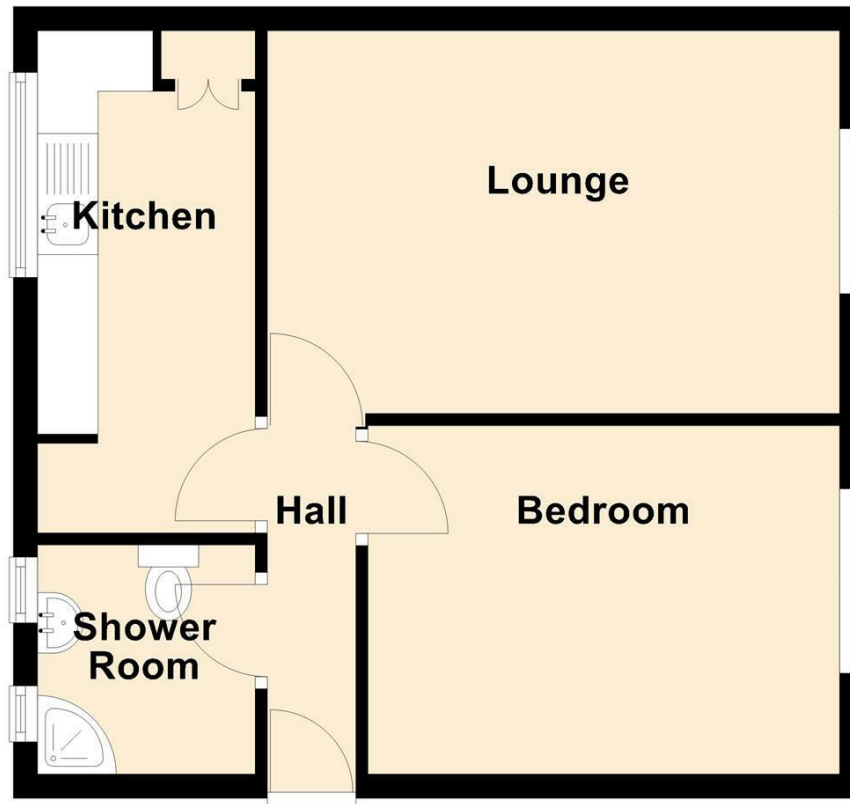
The sellers await the grant of probate.



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## Ground Floor



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	



Sanders, Wright & Freeman - Sales  
 13 Waterloo Road  
 Wolverhampton  
 West Midlands  
 WV1 4DJ

01902 575555  
[enquiries@swfestateagents.co.uk](mailto:enquiries@swfestateagents.co.uk)  
[www.swfestateagents.co.uk](http://www.swfestateagents.co.uk)

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