





23 WOMBROOK COURT

WOLVERHAMPTON, WV5 9AA

OFFERS IN EXCESS OF £100,000

LEASEHOLD

Spacious first floor apartment in a purpose built complex for over 55's, ideally located in this popular South Staffordshire village.
Located on the first floor with both stair and lift access, the property comprises an entrance hall with cloakroom/store off, spacious living room, kitchen, double bedroom, and bathroom.
The impressive complex Includes a communal residents lounge, on site House Manager, laundry facilities, visitors guest suite available for an additional fee per night, and a 24-hour emergency Careline system providing additional peace of mind.

SWF
Est. 1934
SANDERS WRIGHT & FREEMAN

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• SOUGHT AFTER VILLAGE LOCATION • ONE BEDROOM APARTMENT FOR OVER 55'S • LIFT ACCESS • ONE BEDROOM • SPACIOUS LIVING ROOM • CONVENIENT FOR VILLAGE SHOPS





ENTRANCE HALL

Large cloaks cupboard/store room off, intercom handset, doors to living room and bathroom.

LIVING ROOM

22'10" x 10'7" max

Double-glazed window to the rear, part-glazed double doors to the kitchen.

KITCHEN

Double-glazed window to the rear, part tiled walls, range of fitted wall, drawer and base units with work surfaces above incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven and hob.

BEDROOM

13'7" x 9'3" max, 5'4" min

Double-glazed window to the rear, built in wardrobes.

BATHROOM

Suite comprising close-coupled w.c, sink with vanity cupboard, and panelled bath with mixer shower attachment.

PROPERTY INFORMATION

Title - The property is understood to be Leasehold with a lease term of 125 years from 1 September 2007

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

Council Tax - Staffordshire Council - Tax Band B

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

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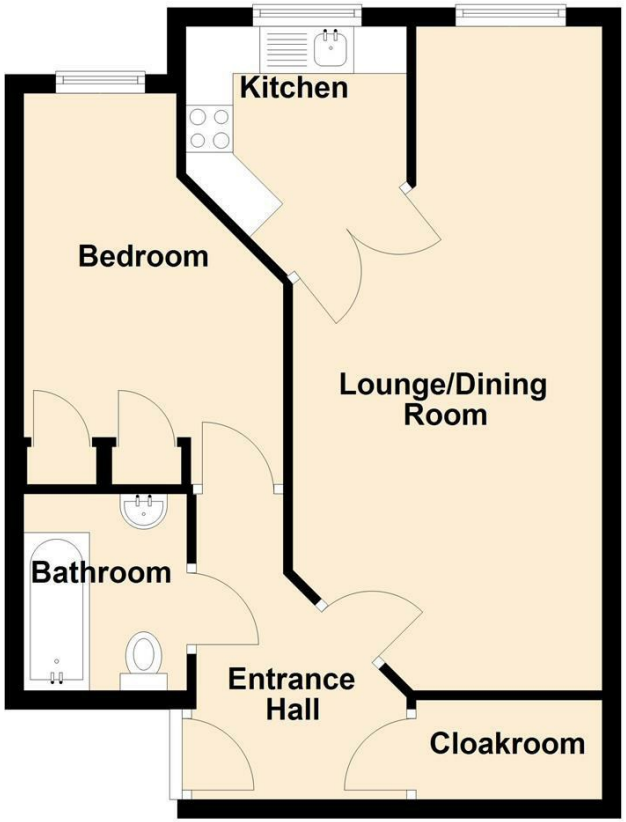
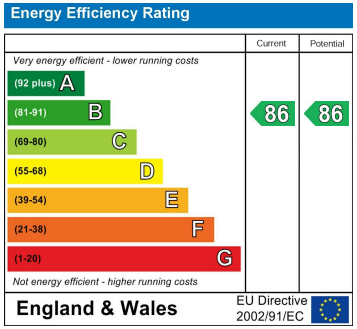
First Floor







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SANDERS WRIGHT & FREEMAN

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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