

Rees Page



10 Maple Road, Bradmore, WV3 7JD

A well-presented ground floor maisonette within this established and popular area of Bradmore, just southwest of the city and with a wealth of local amenities at hand, including shops, eateries, bus routes and Bantock Park.

The two-bedroom accommodation benefits from double glazing and radiator central heating (both where specified), a lawn front garden, rear garden, and garage within block to the side with additional grassed area to the side of the garage.

Fixtures and fittings will remain in situ as seen.

With no upwards chain and offers invited for consideration, viewing is recommended.

CASH OFFERS ONLY!

Offers Around

£95,000



Entrance

Is made via a double glazed doorway into a 'storm porch' with double glazed windows, ceiling light, meter cupboard, and part glazed door into;

Living Room

16'2 – 10'11

Having a double glazed front window, ceiling lights, coving, marble fireplace and electric fire, T.V/cable/Telephone point/broadband points, radiator, doors into;



Kitchen

11'3 max – 6'11

With a ceiling light, range of wall and base units with roll edge work surfaces, inset sink and drainer, tiled splash backs, plumbing for washing machine, built in store cupboard, Worcester condensing combi boiler, double glazed window and door to rear garde.

A door opens from the Living Room to an inner; Hallway

With a built-in cupboard, ceiling light, doors into;



Bedroom 1

12'6 (minimum to wardrobe doors) – 9'8

With a comprehensive range of fitted bedroom furniture, ceiling light, radiator and a double glazed rear window.

Bedroom 2

13'0 – 7'6

With a ceiling light, coving, built-in cupboard/wardrobe and a radiator.



Bathroom

8'0 – 4'9

Having a white suite comprising of panel bath, fitted wash basin and storage, W.C, part tiled walls, wall mirrors, double glazed window to rear and a heated towel radiator.

Outside

To the fore is a small lawned garden, to the rear is a low maintenance garden with patio area, wall light, cold water tap, and rear access to garage block. There is also an additional patch of lawn adjacent to the garage.

Garage. 16'3 – 7'9 min

The first garage in the block on the right-hand side. With an up & over door, and additional area of lawn to the side.

Additional Information

Title

We are advised that the property is LEASEHOLD. Prospective purchasers should satisfy themselves of the accuracy of this information.

We are advised by the sellers that a 99 year lease commenced on the 25 March 1974.

Council Tax

Band 'A' - Wolverhampton City Council

EPC

53 = E

N.B

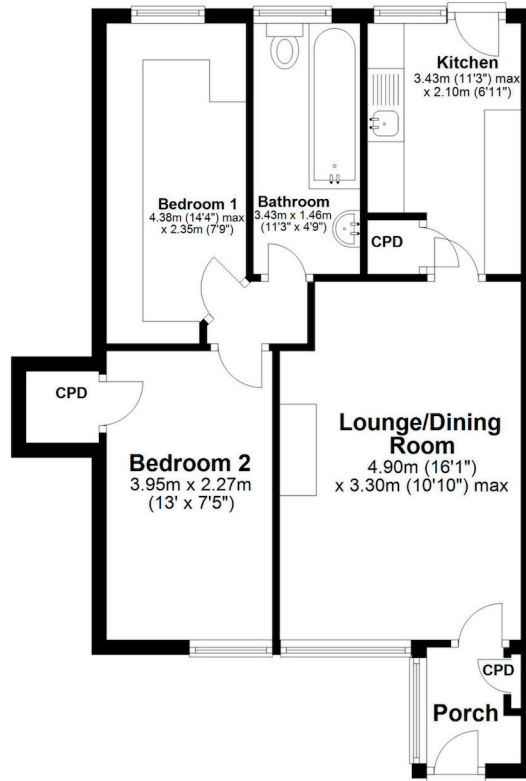
The property is offered with no upwards chain. Fixtures and fittings, such as curtains, carpets, blinds, light fittings etc will remain as see. Offers are invited for consideration.

Location

Heading out of the City centre on the A449 Penn Road, turn right onto Stubbs Road, continuing over the roundabout onto Birches Barn Road, turning left onto Trysull Road and Maple Road is first turning on the left. The property will be situated a few yards down on the left.



Ground Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

10 Maple Road, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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