

Rees Page



14 Bantock Court, Wolverhampton, WV3 9DA

Presenting a second-floor apartment within this purpose-built block for owner-occupiers, within this fantastic location of Bradmore, with many surrounding amenities and situated opposite Bantock Park.

Then deceptively spacious one bedroom apartment benefits from modern uPVC double-glazing, and gas fired radiator central heating (both where specified), sits within well-kept communal gardens and has a garage within the block to the rear.

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

Offers Around

£92,500



Entrance

Is made via a walkway to an intercom-controlled security door and into communal hallway. With lighting, stairs off, to all floors, doors to rear gardens.

Upon the first floor turn right and the front door to the apartment can be found at the end of the hallway.

Entrance Hall

With a store cupboard, ceiling lights, coving, radiator, intercom entry phone, doors into;



Bedroom

12' 8" x 8' 2" (3.86m x 2.49m) (Min to wardrobe doors)

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

Shower Room

8' 6" x 5' 8" (2.59m x 1.73m)

With a double-glazed side window, low flush WC, vanity unit with sink, large walk in shower cubicle, part tiled walls, ceiling lights, coving, extractor fan and chrome towel radiator.



Kitchen

9' 0" x 8' 6" (2.74m x 2.59m)

With a range of modern fitted wall and base units, roll edge work surfaces, inset sink and drainer, integrated electric oven and a gas hob, fridge-freezer, plumbing for a washing machine, tiled splashbacks and tiled floor. Ceiling lights, coving, boiler cupboard, radiator and a double glazed side window.



Storeroom

10' 5" x 3' 1" (3.17m x 0.94m)

Previously used as a home office and having a ceiling light, coving, power point, desk and shelving.

Living Room

14' 8" x 11' 4" (4.47m x 3.45m)

Having a double-glazed front window, ceiling lights, coving, radiator and a T.V point.

Grounds

The property is set within well maintained grounds, with a lawn and communal parking to the front facing onto Bantock Park, plus lawns and patio area to the rear, plus recycling sheds and bin area, plus access to rear garage block (accessed from Star Street) - a single garage is included with the property, with up and over door.

Additional Information

Title

We are advised that the property is LEASEHOLD. Prospective purchasers should satisfy themselves of the accuracy of this information -125-year lease which commenced on 29th September 1983. Ground rent and services charges are currently approximately £649 per six months - TBC

Council Tax

Band 'A' – Wolverhampton City Council

EPC - D

N.B. The property is offered with no upwards chain. Fixtures & fittings such as curtains, carpets, light fittings, and blinds will remain in situ as seen. There is no allocated parking (bar the garage) parking is dependent on available space and a 'first come first served' basis. We are advised that the lease states residency by owner-occupiers only. Offers are invited for consideration. Viewing is strictly by prior appointment.

Location

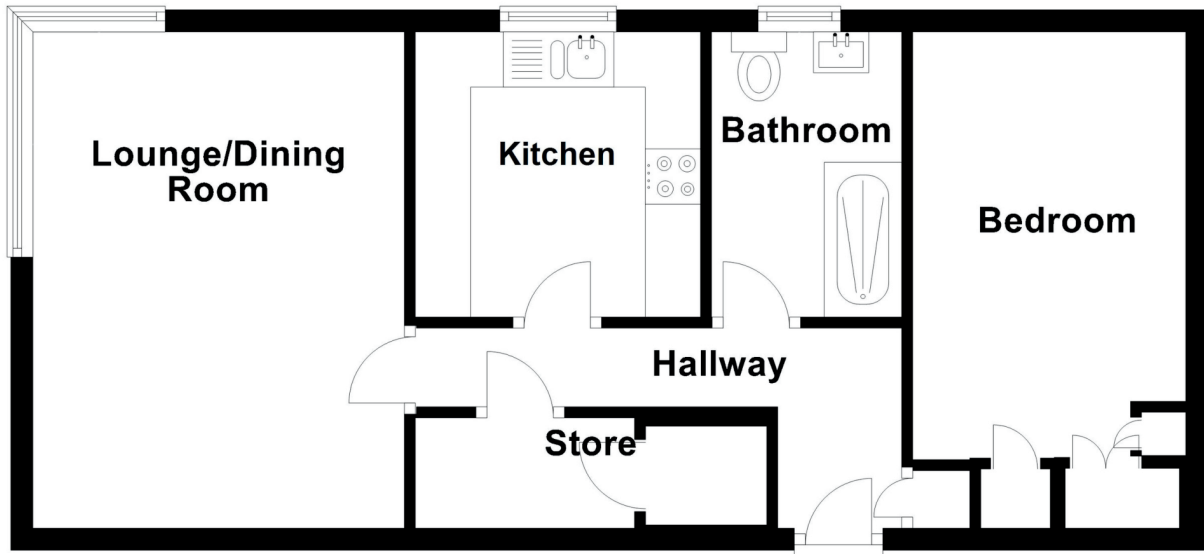
The property is just southwest of the City, within this popular residential area with a wealth of nearby amenities and facing onto the delightful Bantock Park.

Traveling west out of the city centre, take Chapel Ash, bare left onto Merridale Road follow onto/along Bradmore Road (with Bantock Park to your right. Right at the crossroads onto Broad Lane, and the development can be found after a short distance on the left.

For SATNAV please use the postcode WV3 9DA



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.

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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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