



## 210 CRADDOCK STREET WOLVERHAMPTON, WV6 0ER

OFFERS IN THE REGION OF £99,950  
**LEASEHOLD**

NO ONWARD CHAIN | IDEAL INVESTMENT OPPORTUNITY

A spacious first-floor maisonette, well positioned for excellent public transport links, local amenities, and convenient access to the city centre.

The property offers a generous living room, kitchen, two well-proportioned double bedrooms, and a modernised shower room — making it an ideal purchase for investors, first-time buyers, or those looking to downsize.



## 210 CRADDOCK STREET

- NO ONWARD CHAIN • FIRST FLOOR
- MAISONETTE • CONVENIENT FOR LOCAL
- SHOPS AND CITY CENTRE • SPACIOUS LIVING
- ROOM • TWO DOUBLE
- BEDROOMS • SHOWER ROOM



### LIVING ROOM

13'1" x 11'3"

Double-glazed window, radiator, doorway to kitchen.

### KITCHEN

8'9" x 7'11"

Double-glazed window, fitted wall, drawer and base units with roll edge work surfaces above incorporating a stainless steel sink and drainer unit.

### BEDROOM ONE

13'6" x 8'11"

Double-glazed window, radiator.

### BEDROOM TWO

7'7" x 7'1"

Double-glazed window, radiator.

### SHOWER ROOM

Double-glazed obscure window, low-level w.c., sink with vanity unit, shower enclosure.

### PROPERTY INFORMATION

Title - The property is understood to be leasehold, with a lease term of 125 years from 29th April 1996. We are advised that the annual ground rent is £10.00 and the latest annual service

charge was £423.87.

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

Council Tax - Wolverhampton City Council - Tax Band A

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

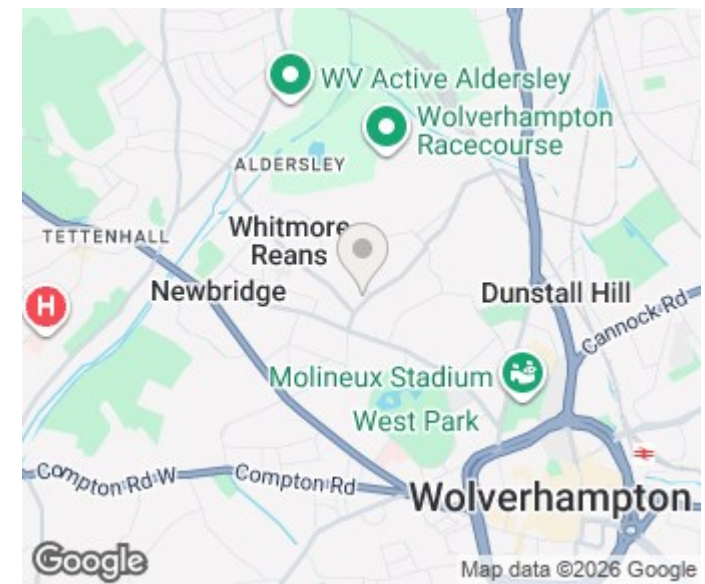
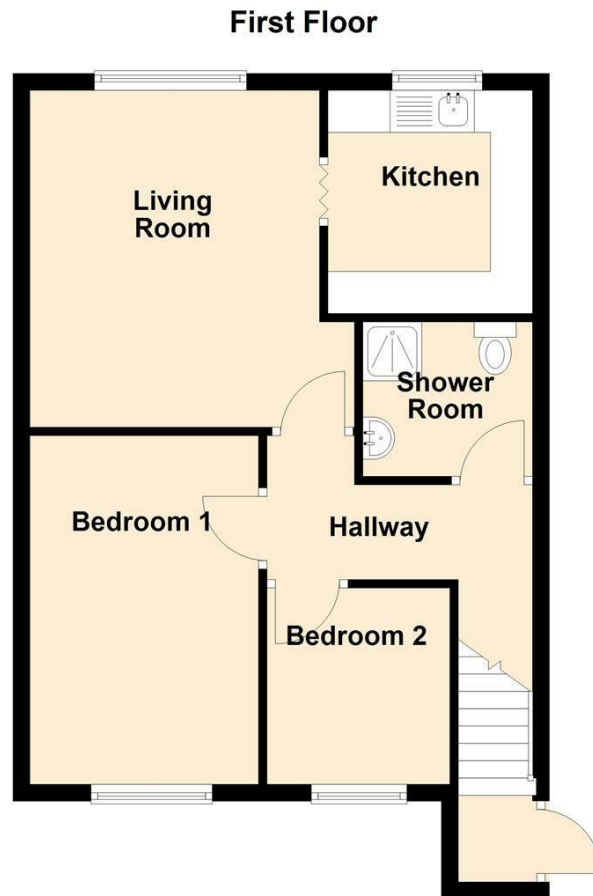
Mobile Coverage - Mobile data coverage is constantly changing, please use the property

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>

210 CRADDOCK STREET



| 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>                            | 71                      | 75        |
| (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