





# 142 ESSINGTON WAY

## WOLVERHAMPTON, WV1 2NP

## OFFERS IN THE REGION OF £105,000

LEASEHOLD

Two bedroom first-floor apartment offered with NO ONWARD CHAIN. The accommodation comprises entrance hallway, spacious open-plan living room/kitchen, main bedroom with en-suite shower room, second bedroom, and modern family bathroom.

Externally, the property benefits from allocated parking to the rear. Ideally located, it offers excellent transport links to the city centre, along with convenient access to the Black Country Route and the wider motorway network.

SWF Est. 1934

SANDERS WRIGHT & FREEMAN

# 142 ESSINGTON WAY

• NO CHAIN • EN-SUITE SHOWER ROOM • OPEN PLAN LIVING ROOM • TWO BEDROOMS • ALLOCATED PARKING SPACE • CONVENIENT FOR PUBLIC TRANSPORT TO CITY CENTRE • IDEAL INVESTMENT OPPORTUNITY





## HALLWAY

## OPEN PLAN LIVING ROOM / KITCHEN

Doors to Juliet balcony, double-glazed window, fitted wall, drawer and base units with work surfaces above incorporating a sink and drainer unit. Built in oven and hob.

## BEDROOM ONE

Double-glazed window, doorway to en-suite.

## EN-SUITE SHOWER ROOM

Double-glazed obscure window, close-coupled w.c, pedestal wash hand basin, shower enclosure.

## BEDROOM TWO

Double-glazed window.

## BATHROOM

Double-glazed obscure window, part tiled walls, close-coupled w.c, pedestal wash hand basin, panelled bath.

## PARKING

Allocated parking space.

## PROPERTY INFORMATION

Title - The property is understood to be leasehold with a lease term of 125 years from 1st January 2002. We understand the annual service charge is approximately £1,344.00 and annual ground rent is £75.00. We recommend any interested party verifies all lease details with their legal representative prior to purchase.

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

Council Tax - Wolverhampton City 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

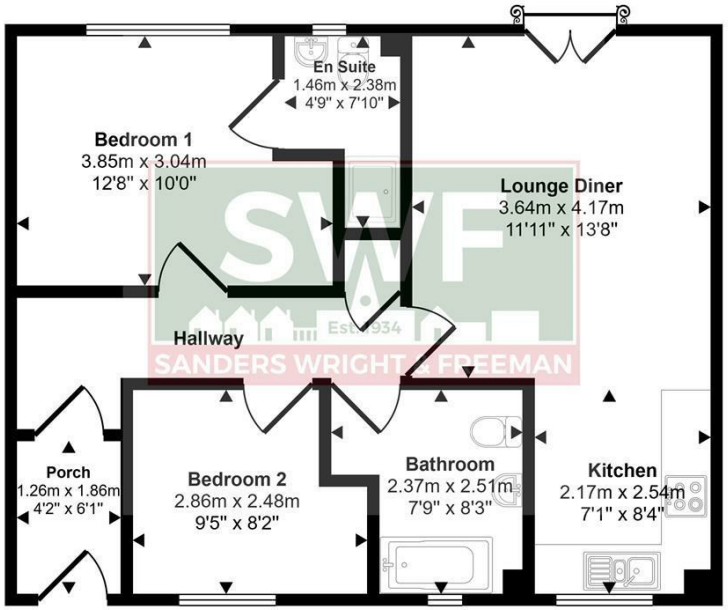
# 142 ESSINGTON WAY





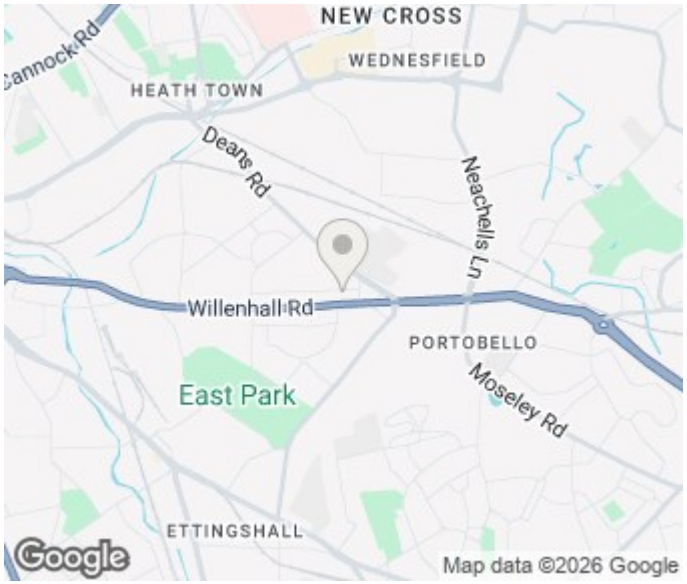


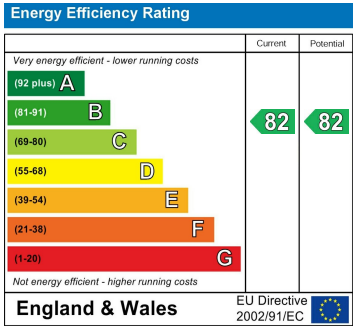
Approx Gross Internal Area
58 sq m / 625 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




SWF Est. 1934
SANDERS WRIGHT & FREEMAN

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

01902 575555
enquiries@swfestateagents.co.uk
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