



149 Albion Street, Wolverhampton, WV1 3EJ

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A one bedroom ground floor apartment located close to the city centre and within walking distance of the University of Wolverhampton.

#### LOCATION

The apartment is located close to the City Centre with its excellent shopping facilities and a wide variety of amenities together with conveniently situated public transport including the Metro and mainline train stations affording access to the whole of the West Midlands area and beyond. The property is within walking distance of the University of Wolverhampton and is ideal for investors.

#### ACCOMMODATION

There is a secured entrance door to the communal hall with a front door opening into the HALL with two useful storage cupboards and doors to the remainder of the rooms. The OPEN PLAN RECEPTION ROOM has ample space for lounge and dining areas with a double glazed patio door to the Juliet balcony along with the kitchen area with a range of fitted wall and base units with working surfaces, sink unit and built in electric oven and hob with a double glazed window to the front. The BEDROOM is a double room with a double glazed window to the rear and a built in wardrobe. The BATHROOM has a white suite to include a bath with shower over, WC, wash hand basin and a double glazed window to the front.

#### OUTSIDE

The property benefits from an allocated parking space.

#### LEASE DETAILS

The property is held on a lease for a term of 125 years from 1st January 2004 with a bi-annual service charge of £505.63 and a bi-annual ground rent of £50.

Prospective purchasers are advised to verify these details with their solicitor.

#### SERVICES

We are informed by the Vendors that mains water and drainage are connected the heating is supplied by electric panel heaters.

COUNCIL TAX BAND B - Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

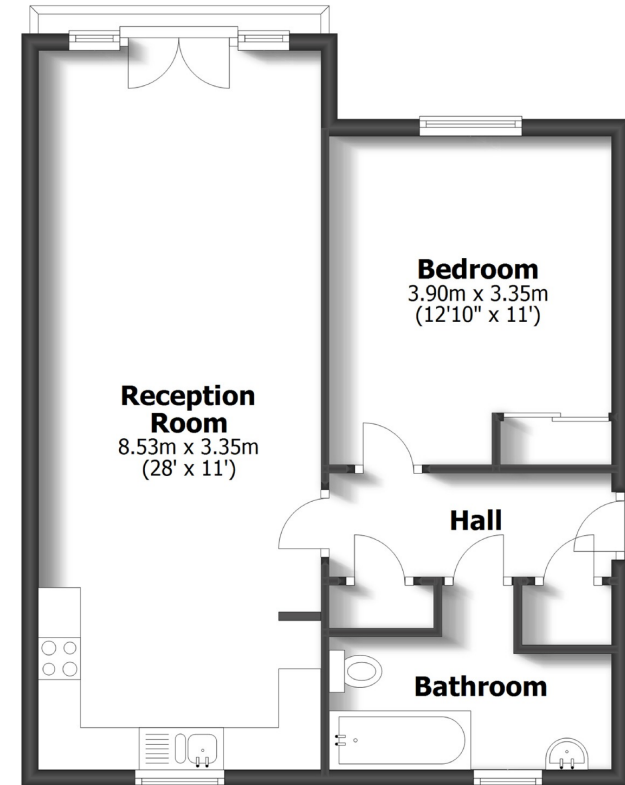
#### Worcestershire Office

01562 546969

worcestershire@berrimaneaton.co.uk

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

## 149 ALBION STREET WOLVERHAMPTON



**Ground Floor**

**TOTAL: 54.6sq.m. 587sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

Offers around  
£87,500

EPC: C

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.