

Broad Gauge Way
Wolverhampton
WV10 0AZ

Offers In Excess Of £110,000

Est. 1934

SWF



SANDERS WRIGHT & FREEMAN

Modern two double bedroom apartment with pleasant outlook over the former low level station. En-suite to master bedroom, open plan living room/kitchen and allocated parking. Well connected train station, Wolverhampton city centre, University and bus station within walking distance. Lift and stair access.

TENURE Leasehold with a lease term of 155 years from 1st January 2008.

Approximate service charge of £1,270 per annum
Ground Rent £250 per annum

RECEPTION HALL Large store cupboard, further cloaks cupboard and doors to:

OPEN PLAN LOUNGE/KITCHEN 18' 4" x 13' 2" (5.6m x 4.02m max, 3.20m min)

LOUNGE AREA Double glazed sliding door to a Juliette balcony overlooking low level station and the communal gardens.

KITCHEN AREA with fitted high gloss kitchen units incorporating a stainless steel sink and drainer unit, built in electric oven with 4 ring hob above, plumbing for a washing machine and space for a fridge freezer.

MASTER BEDROOM 14' 7" x 9' 8" (4.46m x 2.96m)

Double glazed window and door to the en-suite shower room.

EN-SUITE SHOWER ROOM Towel rail, close coupled w.c, wash hand basin and shower enclosure.

BEDROOM TWO 10' 7" x 10' 4" (3.25m x 3.16m)

Double glazed window.

BATHROOM Towel rail, part tiled walls and contemporary white suite comprising wash hand basin with mixer tap, close coupled w.c and panelled bath.

ALLOCATED PARKING There is an allocated parking space set behind a security barrier.

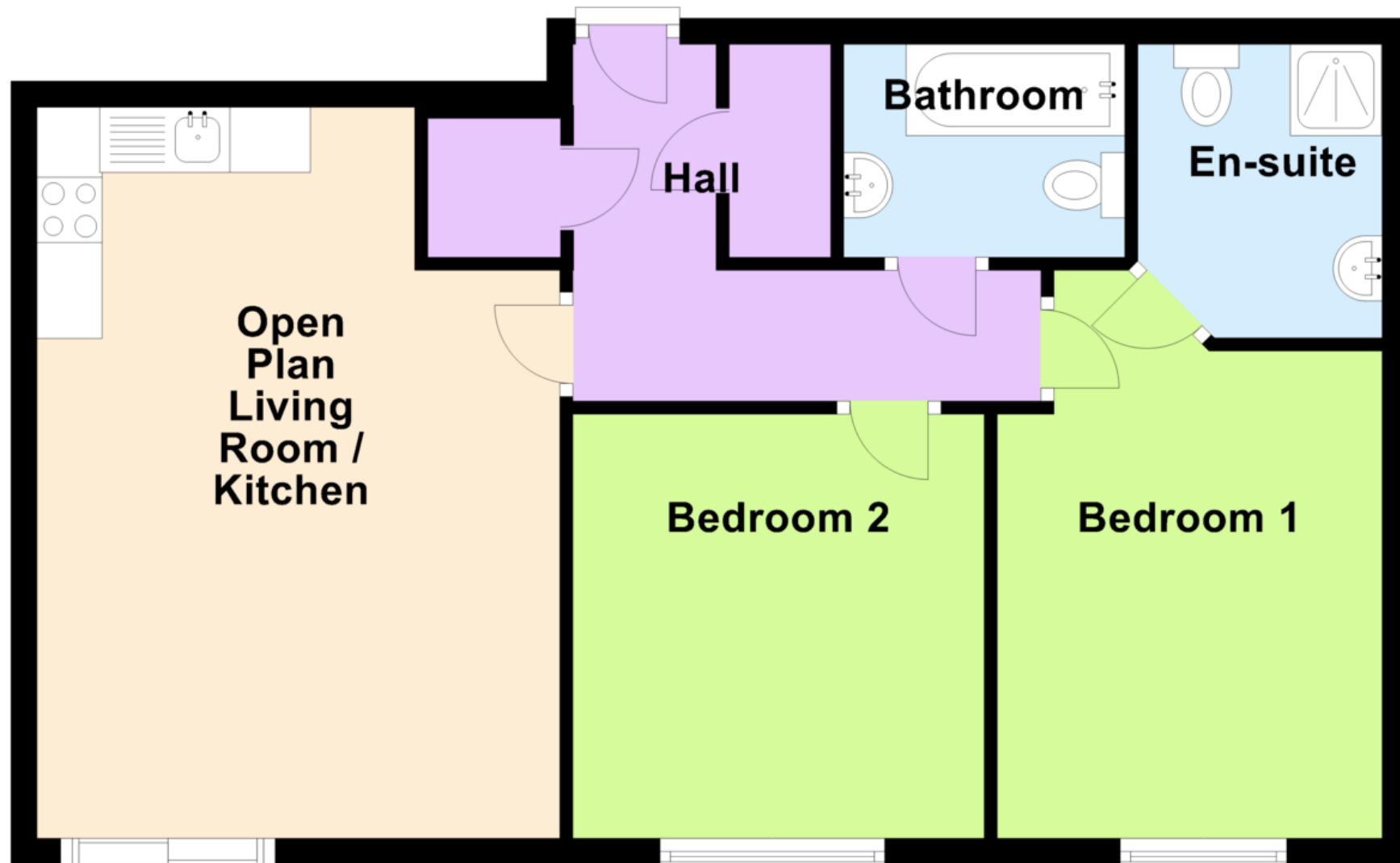
COMMUNAL GARDENS To the rear of the property is attractive communal garden.

SERVICES The agent understands that mains water, electricity and drainage are connected.



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First Floor



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