



19 Nailers Row, Giggetty Lane, Wombourne, Wolverhampton, South Staffordshire, WV5 0AR

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A first floor flat situated in an established residential address within convenient walking distance of local shops.

(EPC: C). WOMBOURNE OFFICE.

LOCATION

Nailers Row is situated near the end of Giggetty Lane in the Blakeley Heath area of Wombourne. There are local shops within easy walking distance and regular bus services run along Common Road giving convenient access to the wider range of facilities afforded by Wombourne village itself including doctors and dentists surgeries, bank, library, eateries and shops together with a Sainsburys supermarket on the Bridgnorth Road. Furthermore, there is easy access to the open spaces of Wom Brook.

DESCRIPTION

19 Nailers Row is a one bedroom, first floor apartment located within one of the oldest developments in Wombourne, believed to date from 1852 and benefits from double glazing, gas central heating, communal parking area and gardens to the rear. The internal accommodation comprises shower room, double bedroom, lounge and fitted kitchen. The lease was extended in 2017 and now has the benefit of 999 years.

ACCOMMODATION

A double glazed door opens into the ENTRANCE HALL with staircase rising to the first floor landing with two double glazed windows to the rear elevation, airing cupboard housing the gas-fired central heating boiler and loft access. The LOUNGE has double glazed windows to the front and rear elevations and brick fireplace with space for an electric fire. The KITCHEN is fitted with a range of wall and base units with integrated single drainer sink unit with mixer tap, integrated oven with two-ring electric hob, plumbing and space for a washing machine and a double glazed window to the rear elevation. The SHOWER ROOM has a walk-in cubicle, vanity wash hand basin, low-level wc, tiled splashback and double glazed window to the rear elevation. The DOUBLE BEDROOM has a double glazed window to the rear elevation.

OUTSIDE

There are communal gardens and communal parking is available.

TENURE

The property is leasehold held on a 999-year lease from 2017. There is a SERVICE CHARGE payable and a GROUND RENT. Prospective purchasers are recommended to verify the details of the lease with their Solicitor.

SERVICES

We are informed by the Vendors that all main services are installed. COUNCIL TAX BAND A - South Staffordshire DC. POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Wombourne office.

**13/15 High Street
Tettenhall
Wolverhampton
WV6 8QS
01902 747744**

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**22/23 Whitburn Street
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Offers around
£125,000

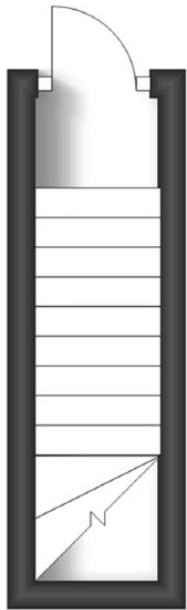
EPC: C

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.

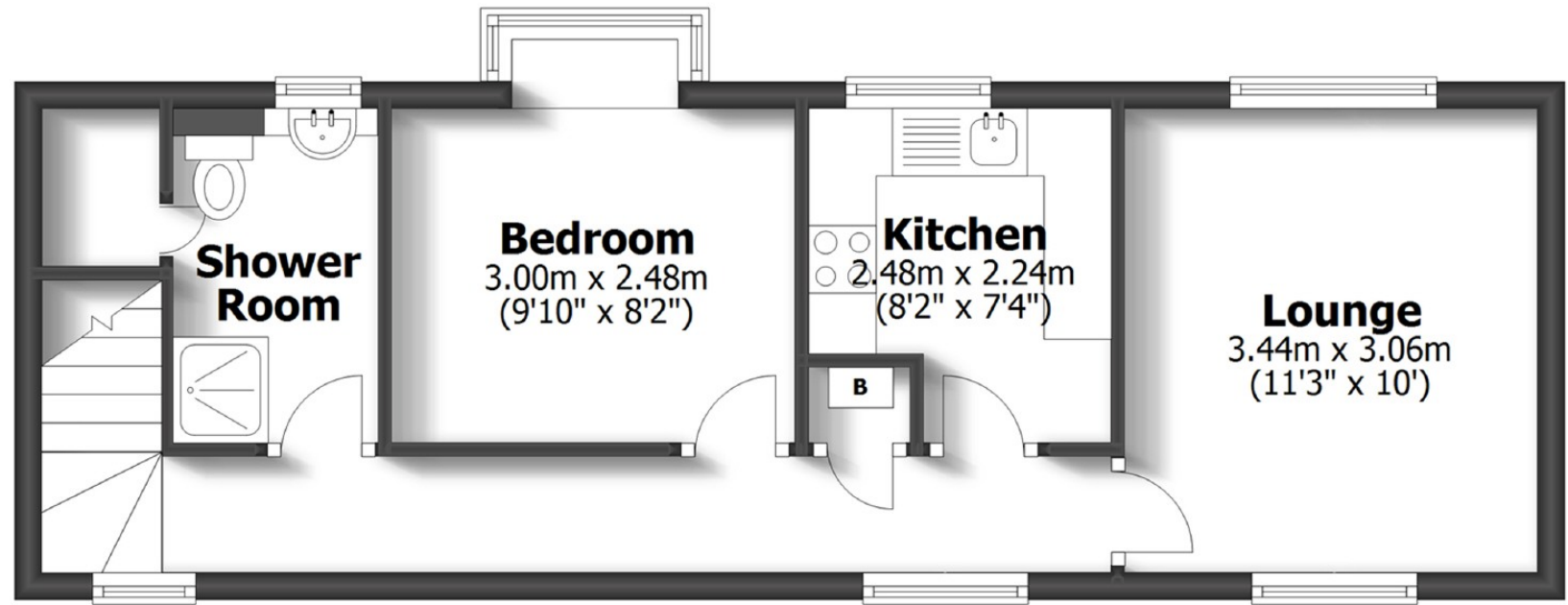
19 NAILERS ROW
WOMBOURNE

TOTAL: 41.5sq.m. 446sq.ft.

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



Ground Floor



First Floor

