



**Bartlams.**

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5 Lamb Crescent, Wombourne - WV5 0DZ  
£155,000



## 5 Lamb Crescent

Wombourne, Wolverhampton

Spacious two bedroom first floor maisonette in convenient location just off Giggetty Lane, handy for local shopping, schools and public transport. Although in need of some cosmetic upgrading the property would prove an ideal first home and notably includes: Ground floor Entrance Lobby with Store Off (ideal for conversion to Utility); Landing; living room with fitted gas fire; Kitchen with wall and base units; two double bedrooms; and bathroom with bathtub, WC and wash hand basin. Gas fired central heating and uPVC double glazing are installed and there is a lawned garden to the rear.

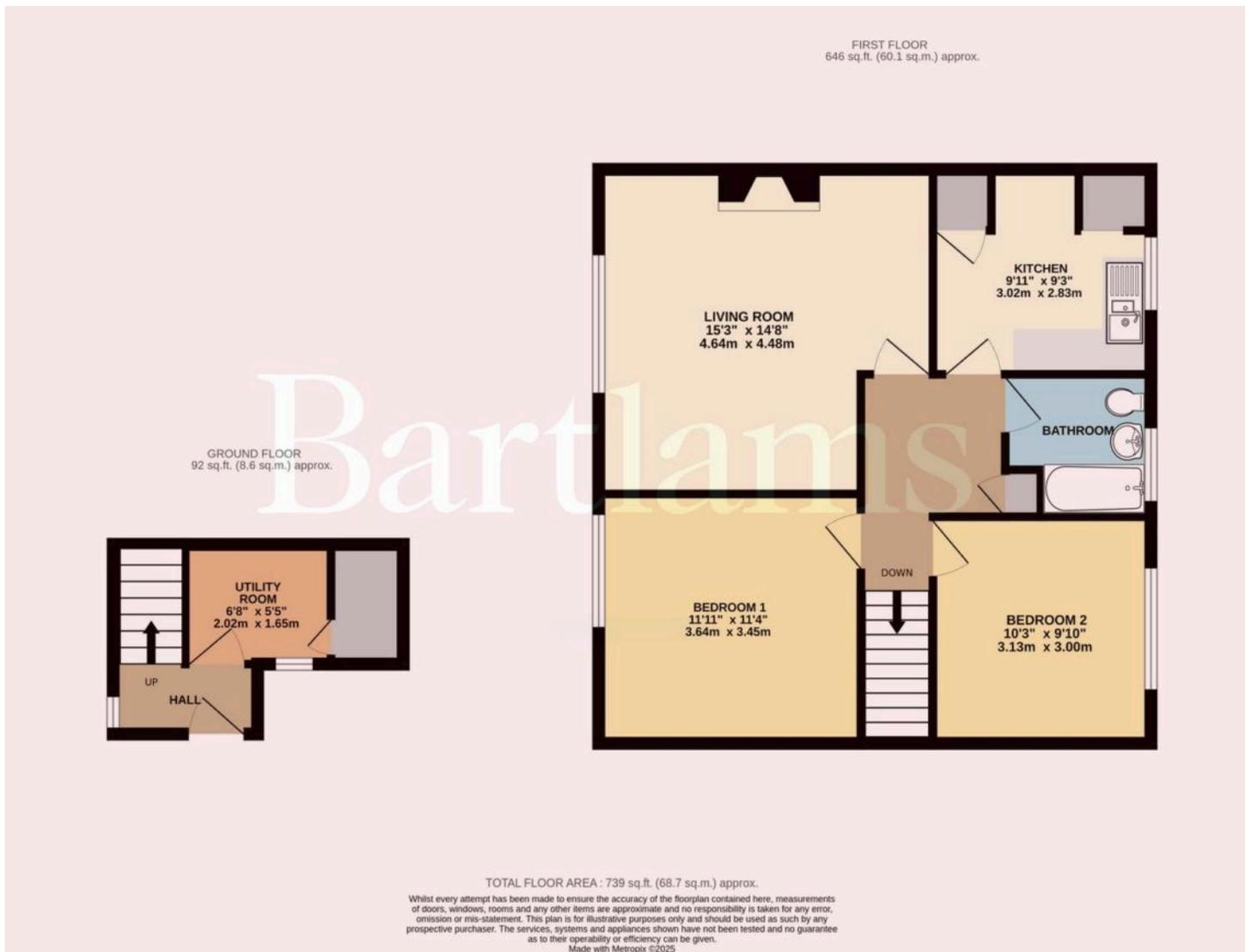
Get in touch with our local Wombourne Office to arrange your viewing!

We are advised by our client that this property is: Leasehold with 94 years remaining, Council Tax Band - A, EPC - D. Service charge is £212.89 and the ground rent is £10 which are both paid per annum.

- FIRST FLOOR MAISONETTE
- TWO WELL PROPORTIONED BEDROOMS
- IDEAL FOR FIRST TIME BUYERS
- PRIVATE REAR GARDEN
- LEASEHOLD WITH 94 YEARS REMAINING
- COUNCIL TAX BAND - A. EPC - D
- SERVICE CHARGE - £212.89 AND GROUND RENT - £10 BOTH PER ANNUM

B.





**Bartlams**

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NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

