



**Bartlams.**

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9 Manor Gardens High Street, Wombourne - WV5 9DG  
£105,000

## 9 Manor Gardens High Street

Wombourne, Wolverhampton

**\*\*NO UPWARD CHAIN\*\*** Bartlams are proud to present this well proportioned two bedroom ground floor retirement apartment in a modern complex within the village centre, near to shopping facilities, public transport and other amenities.

Upon entry to this apartment is an entrance hall leading to the main inner hallway that stretches through the property supplying access to several rooms and provides generous built-in storage throughout. The living room is positioned to the rear with a window looking out to the car park and a pass through window into the kitchen. The spacious fitted kitchen is placed adjacent to the living room with wall and base units with laminate worktops over, the kitchen benefits an integrated cooker with electric hobs, a stainless steel sink and drainer, space for a washing machine and fridge freezer. The two bedrooms are located towards the front of the apartment and both benefit an outlook of the car park and allow for plenty of storage space. The shower room is fitted with an enclosed corner shower, WC and a corner wash hand basin. Manor Gardens also benefits from pleasant communal gardens: Car Parking space: Drying area and Bin Store.



B.



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Manor Gardens is a Leasehold scheme for the elderly, occupancy restricted to persons over 55 years. 70% Shared Ownership (no rental payable on remaining 30%); No Pets; Application to purchase subject to approval by Bromford Housing Group and Help to Buy. Further details from the agents (Council Tax: Band B - EPC: Band C - Service Charge: approx £113.01 per calendar month 2023/24 - New 60 year lease issued at each change of ownership)

Call our local Wombourne Office to view this property!

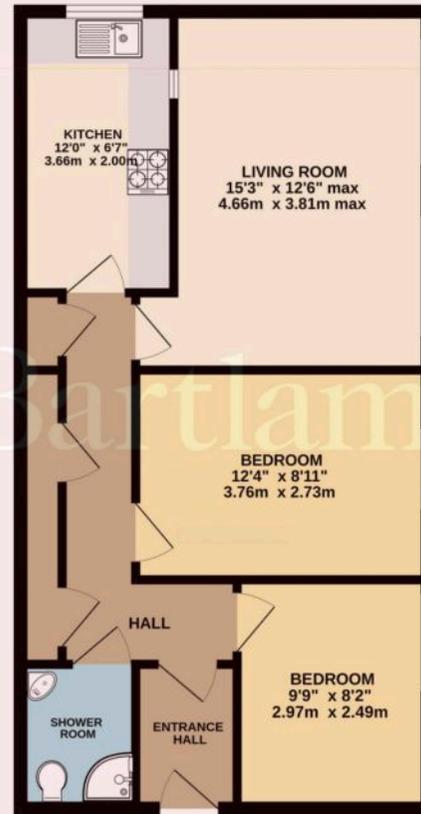
- OVER 55'S RETIREMENT APARTMENT
- NO UPWARD CHAIN
- CONVENIENT FOR PUBLIC TRANSPORT
- NEW 60 YEAR LEASE ISSUED AT EACH CHANGE OF OWNERSHIP
- FANTASTIC LOCATION FOR VILLAGE CENTRE AMENITIES
- 70% SHARED OWNERSHIP
- LEASEHOLD. COUNCIL TAX BAND - B. EPC TBC



B.



GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Bartlams

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