



Bartlams.

14 Wombrook Court, Wombourne - WV5 9AA

Offers in Region of £189,950



14 Wombrook Court

Wombourne, Wolverhampton

Over 55's ground floor apartment offered with no upward chain!

It is a beautifully presented one-bedroom ground floor retirement apartment for the over 55s, ideally positioned within a well-maintained complex built in 2007. The property enjoys a pleasant outlook over the communal gardens and benefits from being within a short distance of the village centre amenities, creating both convenience and comfort in a peaceful setting. The complex offers excellent shared facilities, including a communal residents' lounge, laundry room and landscaped gardens, providing a friendly and supportive community feel.

As you step into the property, a generous entrance hall leads to a large storage room and a spacious lounge diner featuring an electric fireplace and a dining area to the rear. A door opens directly out to the gardens, where there is a small patio area to enjoy the outlook. Off the lounge is a well-fitted kitchen with wall and base units, an integrated fridge, freezer, oven, microwave and induction hob, as well as a sink with drainer.



B.



14 Wombrook Court

The bedroom is a generous size and includes built-in wardrobes with mirrored doors, while the shower room completes the interior with a walk-in shower, WC and wash hand basin. The apartment is tastefully presented throughout and ready to move into.

Externally, there is non-allocated parking to the front of the building, and residents benefit from full access to all communal facilities within the main complex. A 24-hour care line system is also in place for added peace of mind.

We are advised by our client that this property is:
Leasehold – with 107 years remaining on the lease.

Service charge: £1,510.86 paid half yearly.

Ground rent: £212.50 paid half yearly.

Council Tax Band: B.

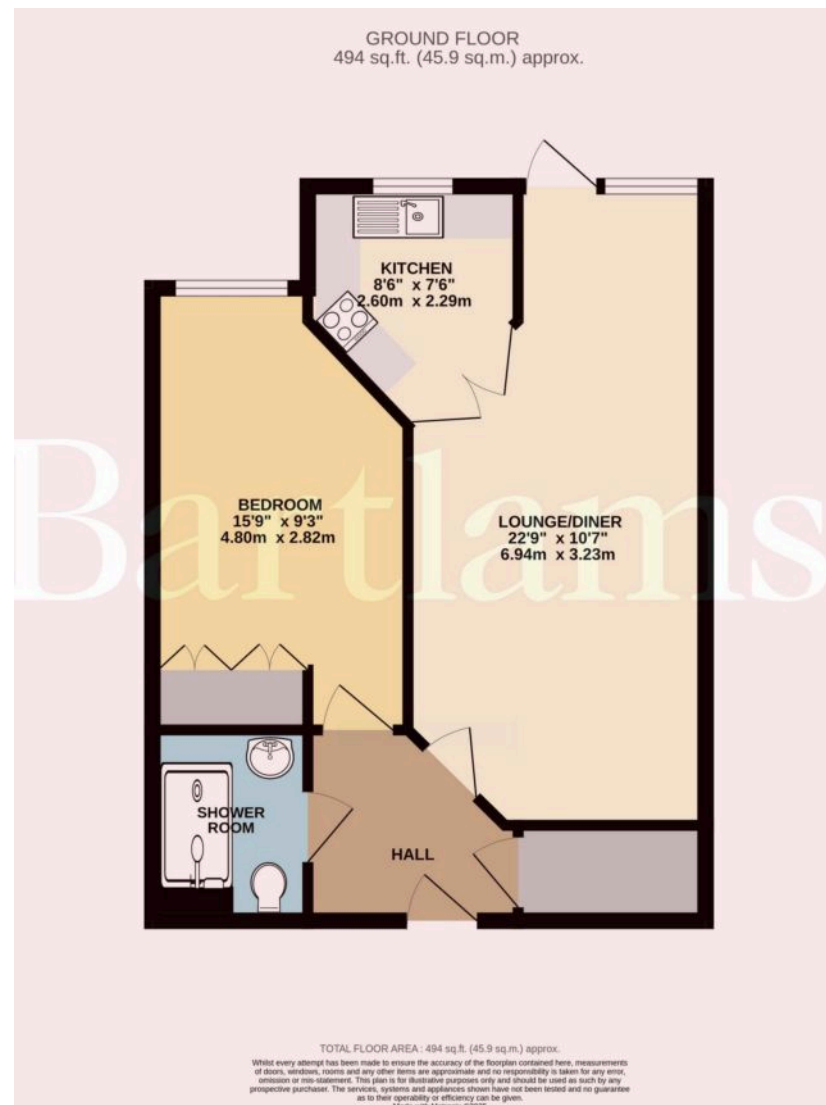
EPC: B

- NO UPWARD CHAIN
- ONE BEDROOM GROUND FLOOR APARTMENT
- PLEASANT ASPECT LOOKING OUT ONTO GARDENS
- SPACIOUS LOUNGE DINER
- RETIREMENT APARTMENT FOR OVER 55'S
- COMMUNAL LOUNGE AREA
- IDEALLY POSITIONED FOR WOMBOURNE VILLAGE CENTRE AMENITIES
- LEASEHOLD WITH 107 YEARS REMAINING.



B.





Bartlams

Bartlams Ltd, The House On The Green High Street - WV5 9DP

01902894141

wombourne@bartlams.co.uk

www.bartlams.co.uk/

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.

