



Bartlams.

41 Wombrook Court, Wombourne - WV5 9AA

Offers in Region of £175,000



41 Wombrook Court

Wombourne, Wolverhampton

No Upward Chain!

Set within a popular over-55s retirement complex in the heart of the village, this well-presented one-bedroom top-floor apartment enjoys lovely elevated views over Wombourne and offers convenient access to local amenities, bus routes and village facilities. The development benefits from lift access to all floors and provides a friendly, secure community environment.

Upon entering, a spacious hallway includes a large built-in storage cupboard. The lounge is a generous room with space for a dining area, an electric fireplace and access to a pleasant private balcony, a lovely spot to enjoy the outlook. The kitchen sits just off the lounge and features fitted wall and base units, integrated appliances including oven, fridge, freezer, microwave, electric hob and fridge, plus a sink with drainer.

The bedroom enjoys further views across the village and comes complete with fitted wardrobes with mirrored doors. A modern shower room completes the interior, offering a walk-in shower, WC and wash hand basin.

Within the main complex, residents enjoy excellent shared facilities including a communal lounge, communal laundry room and attractive communal gardens. There is non-allocated parking and secure fob entry access.

A fantastic, low-maintenance village-centre apartment ideal for those seeking a secure and friendly setting.

We are advised by our client that this property is **Leasehold. Council Tax Band - B. EPC - B. Lease remaining: 107 years. Service Charge: £3422.54 per**



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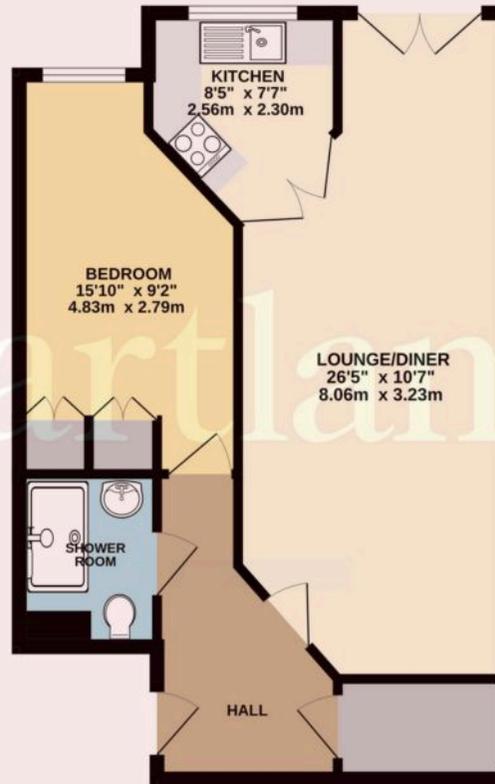
Buyers Information: To comply with Anti-Money Laundering regulations, prospective purchasers will need to provide identification documents, proof of funds, and proof of address before an offer can be accepted. A non-refundable administration fee of £30 per individual purchaser is payable upon acceptance of an offer.



B.



SECOND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 545 sq.ft. (50.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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