



Bartlams.

41 Wombrook Court, Wombourne - WV5 9AA

Offers in Region of £175,000



41 Wombrook Court

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.



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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.

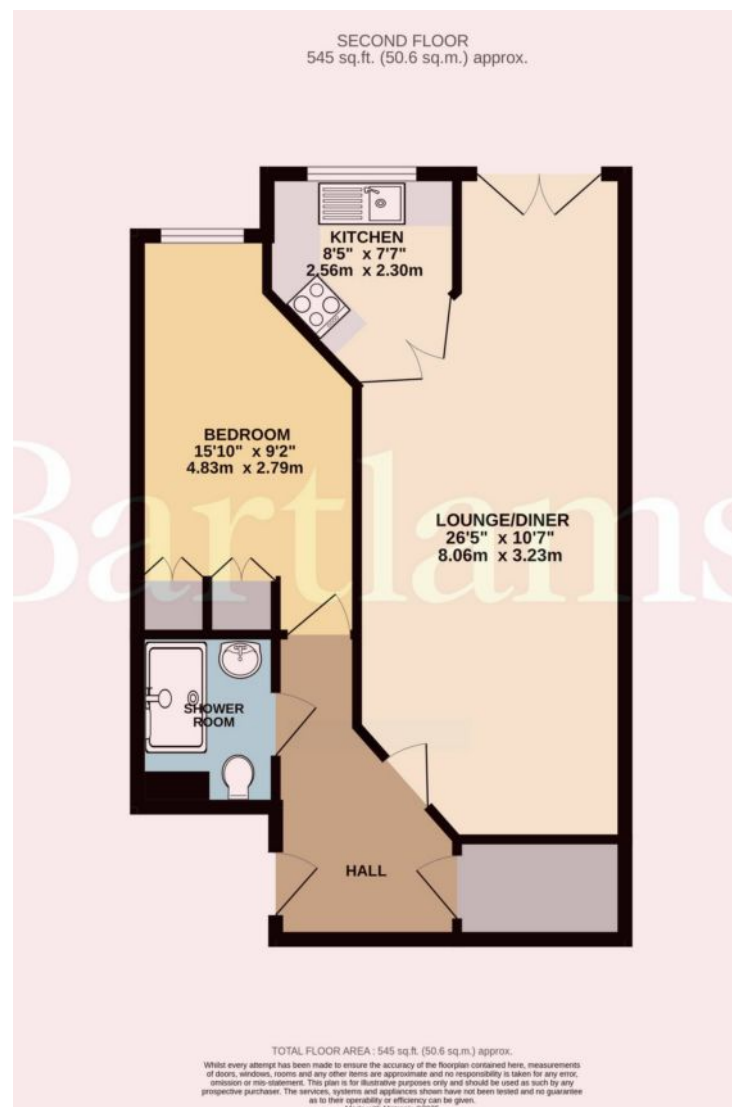
We are advised by our client that this property is **Leasehold. Council Tax Band - B. EPC - B. Lease remaining: 107 years. Service Charge: £3422.54 per annum. Ground rent: £425 per annum**

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.



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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.

