



WORTHINGTON ESTATES



## 1 Cunningham Road Perton, WV6 7XJ

**Offers in the region of £115,000**

AN EXTREMELY WELL PRESENTED GROUND FLOOR FLAT IN A FANTASTIC LOCATION - NO UPWARD CHAIN

The property is situated in a quiet cul-de-sac off Canterbury Drive, within walking distance to the lake, nature walks, bus services and the excellent local amenities that Perton centre has to offer including shops, medical centres, petrol station, library, restaurants and schools.

The accommodation briefly comprises entrance hall, open plan lounge and kitchen area, shower room, a good size bedroom and sole ownership of the garden to the rear.

Benefiting from allocated off road parking to side for several vehicles, double glazing throughout, new combi boiler fitted in 2021 and new radiators throughout in 2024.

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## FRONT



A low maintenance frontage having parking at the side of the property for 3 vehicles and a gravel garden at the front of the property.

The front door is located at the side of the property. With gated access to the rear of the property.

## ENTRANCE HALL



Having LVT flooring, radiator and two storage cupboards. With doors into the shower room, bedroom and lounge.

## SHOWER ROOM



Having laminate flooring, plain coving to the ceiling, WC, pedestal hand wash basin and corner shower enclosure. With obscure window to the front.

## BEDROOM

8'6" x 12'1" (2.61 x 3.70)



Having carpeted flooring, radiator and window to the side.

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## KITCHEN

7'6" x 6'2" (2.30 x 1.89)



## LOUNGE

16'9" x 9'1" (5.13 x 2.79)



Having laminate flooring, laminate worktops, 1.5 upstand, matching wall and base units, stainless steel circular sink and window to the rear.

Benefiting from an integrated electric oven and hob with extractor over. With space and plumbing for white goods.



Having LVT flooring, vertical radiator and open archway into the kitchen. With French doors opening onto the rear garden.



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## REAR



A generously sized enclosed rear garden, laid to lawn, having patio area and two garden stores.



## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATION

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Worthington Estates. We reserve the right to amend these particulars without notice.

## COUNCIL TAX BAND - A

South Staffs CC- Please note if a property has been improved or extended since it was placed in a Council Tax band, the Valuation Office Agency can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.



### FIXTURES AND FITTINGS

Items of fixtures and fittings not mentioned in these sales particulars are either excluded from the sale or may be available by separate negotiation. Please make enquiries with either the vendor or agents in this regard.

### FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

### FREE MARKET APPRAISAL

If you are thinking of selling your property, Worthington Estates would be delighted to carry out a free market appraisal of your property without obligation. Please contact us or feel free to pop in and see us.

### LEASEHOLD

We have been informed by the Vendor(s) that there is no service charge, the current ground rent is £70 per annum (£35 paid twice a year), and there are 88 remaining years on the lease as at June 2024. Building insurance is paid and reviewed annually in March. The building insurance up to March 2025 was £187.

### POSSESSION

Vacant possession will be given on completion.

### SERVICES

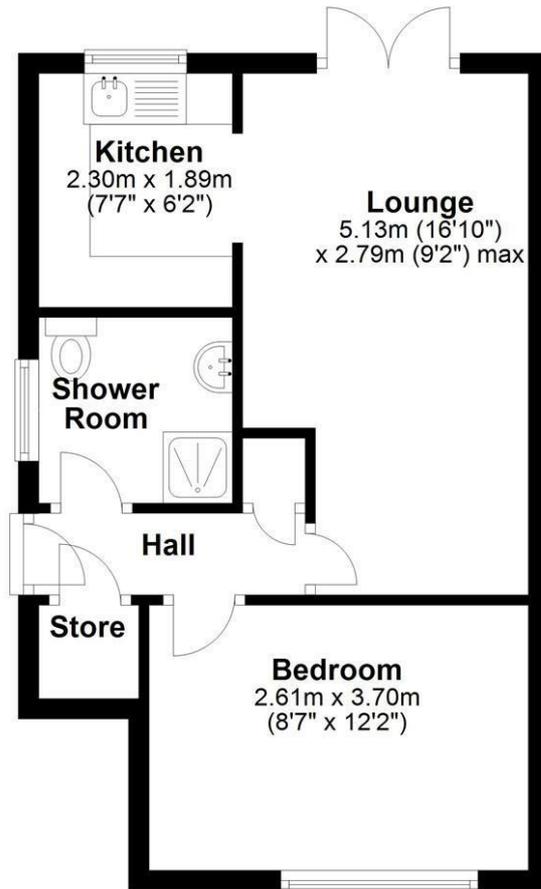
We are informed by the vendor that all mains services are connected.

### VIEWING

By arrangement through Worthington Estates Codsall office (01902) 847 358.



# Ground Floor



## 1 Cunningham Road

Codsall

MEASUREMENTS ARE APPROXIMATE.  
NOT TO SCALE.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>78</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		