62 Giggetty Lane, Wombourne, Wolverhampton, WV5 0AT

BERRIMAN
EATON

62 Giggetty Lane, Wombourne, Wolverhampton, WV5 0AT

This is a ground floor apartment with off road parking and a private rear garden. The property briefly comprises porch, entrance hall, living room, kitchen, lobby, bathroom and double bedroom. The property benefits from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Giggetty Lane is the connecting road for both Planks Lane and Common Road which gives easy access to the centre of Wombourne Village which offers a wide variety of amenities including shops, library, doctors and dentists surgeries and leisure facilities. Public transport is nearby together with both independent and maintained schools. For nature enthusiasts and dog walkers the Wombrook Walk and picturesque Staffs & Worcester Canal is just around the corner. The property is ideally situated for Blakeley Heath, St Bernadette's and Westfield Primary School as well as Wombourne High School.

DESCRIPTION

This is a ground floor apartment with off road parking and a private rear garden. The property briefly comprises porch, entrance hall, living room, kitchen, lobby, bathroom and double bedroom. The property benefits from central heating, double glazing and no upward chain.

ACCOMMODATION

The PORCH has a double glazed UPVC door with a further double glazed door into the ENTRANCE HALL which has two storage cupboards and radiator. The LIVING ROOM has a double glazed window to the front elevation, fireplace, radiator and has been newly carpeted. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink and drainer with mixer tap, space for oven, plumbing for washing machine, double glazed window to the rear elevation, wall mounted central heating boiler, pantry and radiator. There is a REAR LOBBY which has a storage cupboard and a UPVC double glazed door onto the rear garden.

The DOUBLE BEDROOM has a double glazed window to the front elevation, storage cupboard, radiator and has been newly carpeted. The BATHROOM has been newly fitted and refurbished, comprising a curved glass walk-in shower enclosure, modern grey vanity unit with inset wash hand basin, double glazed opaque window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a DRIVE suitable for parking off road with a path leading to the entrance, lawned area and a fence and hedged boundary. The REAR GARDEN is enclosed and private with a lawn and a fence and hedged boundary.

LEASE DETAILS

The current ground rent and service charge are combined at ,£13.82 per month for the current year. This is subject to a lease of 125 years with a commencement date of March 1982 with a remaining balance of 82 years.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available
Mobile date coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low

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Wombourne Office
01902 326366
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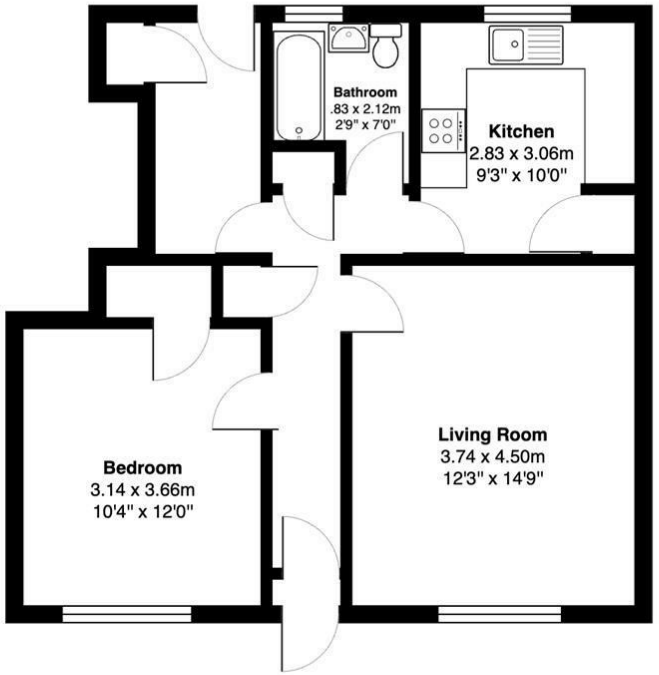
www.berrimaneaton.co.uk

Offers In The Region Of
£145,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 56.5 m² ... 608 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHOTOGRAPHY.CO.UK)