



Flat 3, Maypole Court Gravel Hill, Wombourne, Wolverhampton, WV5 9HA

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## LOCATION

Maypole Court is located within walking distance of centre of Wombourne Village which gives an array of shops and facilities, including doctors and dentists, as well as regular transport links into neighbouring locations such as Wolverhampton, Kingswinford, Dudley, Stourbridge and Merry Hill Shopping Centre. The property is also well situated for lovely walks along the Wombrook which joins with the Railway Walk and Canal.

## DESCRIPTION

This is a retirement apartment for over 55's which is located on the ground floor. There is allocated parking in the communal parking area as well as garden in which to enjoy the private aspect. The internal accommodation briefly comprises entrance hall, shower room, kitchen, lounge and two bedrooms. The property benefits from central heating, electric storage heaters and no upward chain.

## ACCOMMODATION

The ENTRANCE HALL has the benefit of two storage cupboards and a storage heater. The LOUNGE has a double glazed window to the rear elevation. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces and an inset single drainer sink unit with mixer tap, spaces for appliances including oven, fitted extractor, washing machine and fridge freezer. There is a double glazed window to the side elevation and part tiling to the floor and walls. The SHOWER ROOM benefits from a cubicle, low level WC, wash hand basin and mixer tap, heated ladder towel rail and tiling to the wall and floor. DOUBLE BEDROOM 1 has a double glazed window to rear elevation and storage heater. BEDROOM 2 has a double glazed window to the side elevation and storage heater.

## OUTSIDE

There is a private CAR PARK for residents use only and a COMMUNAL GARDEN with a private enclosed aspect, lawn and hedged boundary.

## LEASEHOLD

The apartment is subject to a lease which commenced on the 29th September 1990 for a period of 125 years. The ground rent and the service charge are currently £103.14 per calendar month.

We are informed by the Vendors that mains electrics and drainage services are connected

COUNCIL TAX BAND C – 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 data 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 medium risk

### Tettenhall Office

01902 747744

[tettenhall@berrimaneaton.co.uk](mailto:tettenhall@berrimaneaton.co.uk)

### Bridgnorth Office

01746 766499

[bridgnorth@berrimaneaton.co.uk](mailto:bridgnorth@berrimaneaton.co.uk)

### Lettings Office

01902 749974

[lettings@berrimaneaton.co.uk](mailto:lettings@berrimaneaton.co.uk)

### Wombourne Office

01902 326366

[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

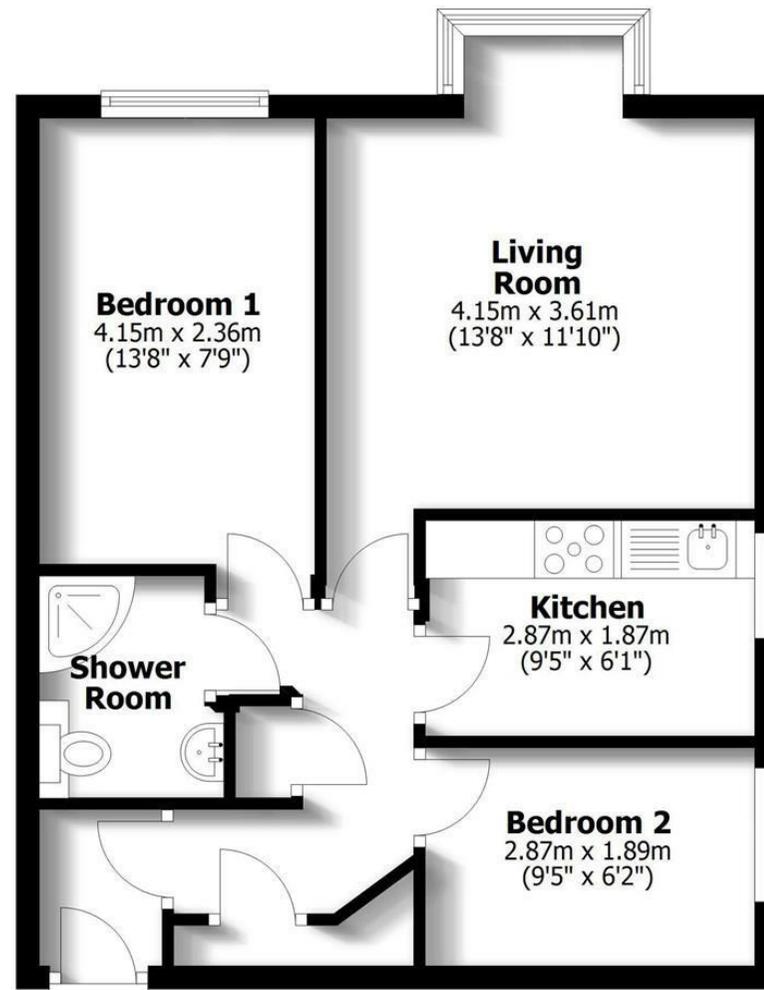
Offers In The Region Of  
£165,000

EPC: E

**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.



## Flat 3 Maypole Court Wombourne



**Ground Floor**

**TOTAL: 46.0sq.m. 495sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE

