



Flat 2, 474 Penn Road, Wolverhampton, WV4 4HW

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This is a spacious and immaculately presented ground floor apartment with communal parking, garden and a garage in a block situated nearby. The internal accommodation briefly comprises a communal entrance lobby, entrance hall, generous lounge, fitted dining kitchen with integrated appliances, two double bedrooms and a stylish shower room. The property benefits from double glazing and central heating.

EPC :  
WOMBOURNE OFFICE

### LOCATION

Maple Court is an apartment block which is situated on the Penn Road (A449) heading into the Wolverhampton between Hollybush Lane and Pinfold lane. There is a bus stop situated just outside the apartment building giving excellent transport access into the City Centre. There are a range of shops and facilities at nearby Springhill as well as the Tesco and shops further along by Manor Park.

### ACCOMMODATION

The ENTRANCE HALL has a storage cupboard, radiator and a door into the DINING KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces with inset inle drainer sink unit and mixer tap and double glazed window to the front elevation. There are a range of integrated appliances including oven, microwave, 4 ring gas hob and extractor, dishwasher, fridge, freezer, washing machine and tumble dryer. There is also a wall mounted central heating boiler and spotlights. The LOUNGE has a double glazed sliding patio door to the front elevation, radiator and electric fireplace. The SHOWER ROOM has a walk in cubicle with a multi headed shower and screen, low level WC, vanity wash hand basin with mixer tap and radiator. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator and fitted wardrobe. DOUBLE BEDROOM 2 has a double glazed door and window to the rear elevation, spotlights and radiator.

### OUTSIDE

The apartment block comprises four apartments, there is communal parking to the front and rear with the block sitting behind a well established hedge with a pedestrian path leading to the communal entrance. The GARAGE has an elevating door. The COMMUNAL GARDEN has a raised seating area, lawn, planted borders and fencing to the boundary.

### TENURE

The property is subject to a lease which benefits from a share of the freehold title. There is a monthly service charge of £150.00.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – Wolverhampton  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is SHARE OF FREEHOLD

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 very low risk

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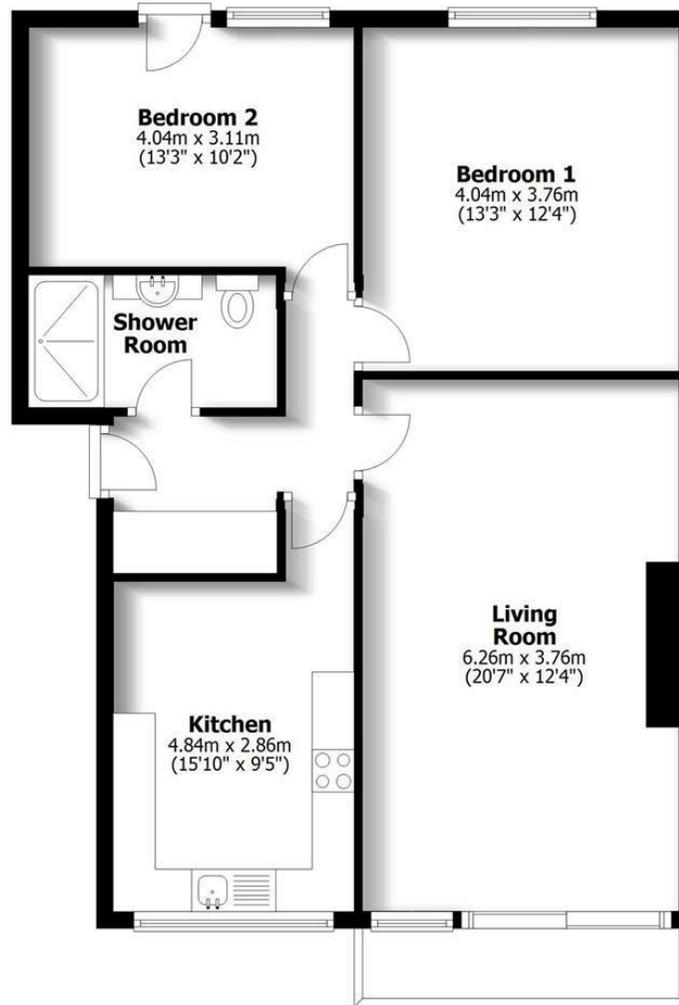
Offers In The Region Of  
£195,000

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.



**Flat 2 474 Penn Road  
Wolverhampton**



**Ground Floor**

**TOTAL: 74.8sq.m. 805sq.ft.**

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

