



19 Cygnet Court, Wombourne, Wolverhampton, WV5 0NN

BERRIMAN  
EATON

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This is a spacious two-bedroom first floor apartment located at the head of the development with lovely views across the countryside and allocated parking. The internal accommodation briefly comprises entrance hall, living room, fitted kitchen with integrated appliances, shower room and two generous bedrooms. The property benefits from central heating, double glazing and no upward chain.

EPC : C  
WOMBOURNE OFFICE

## LOCATION

Cygnet Court is situated within easy reach of shops at Blakeley Heath and Common Road. It is also on a bus route giving access to Wombourne centre and to Dudley, Stourbridge, Merry Hill and Wolverhampton. Within Wombourne itself there is a wide range of shops, doctors and dental surgeries, leisure centre, library and reputable schooling for all age groups.

## DESCRIPTION

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## ACCOMMODATION

The apartment is located on the first floor on the right hand side of the building and has an external storage cupboard. The ENTRANCE HALL has two storage cupboards with fitted shelving, radiator and door into the LIVING ROOM, this has a double-glazed window to the rear elevation, radiator and electric fire inset a wooden surround. There is an arch into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit and mixer tap, range of integrated Neff appliances including double oven hob and extractor, dishwasher, washing machine and fridge freezer. There is a double-glazed window to the rear elevation and a wall mounted central heating boiler. The SHOWER ROOM is fitted with a walk in cubicle, vanity wash hand basin and low level W/C, heated ladder towel rail and fitted extractor.

The PRINCIPAL BEDROOM has a double-glazed window to the front elevation, two double fitted wardrobes and a radiator. BEDROOM 2 has a double-glazed window to the front elevation and radiator.

TENURE WE UNDERSTAND THAT THE PROPERTY IS LEASEHOLD with a 125 year Lease commencing 8th December 2005. Ground rent £125 per annum, payable on 1st April. Service Charge £323.51 paid quarterly  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND B – South Staffordshire DC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

### Tettenhall Office

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tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

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

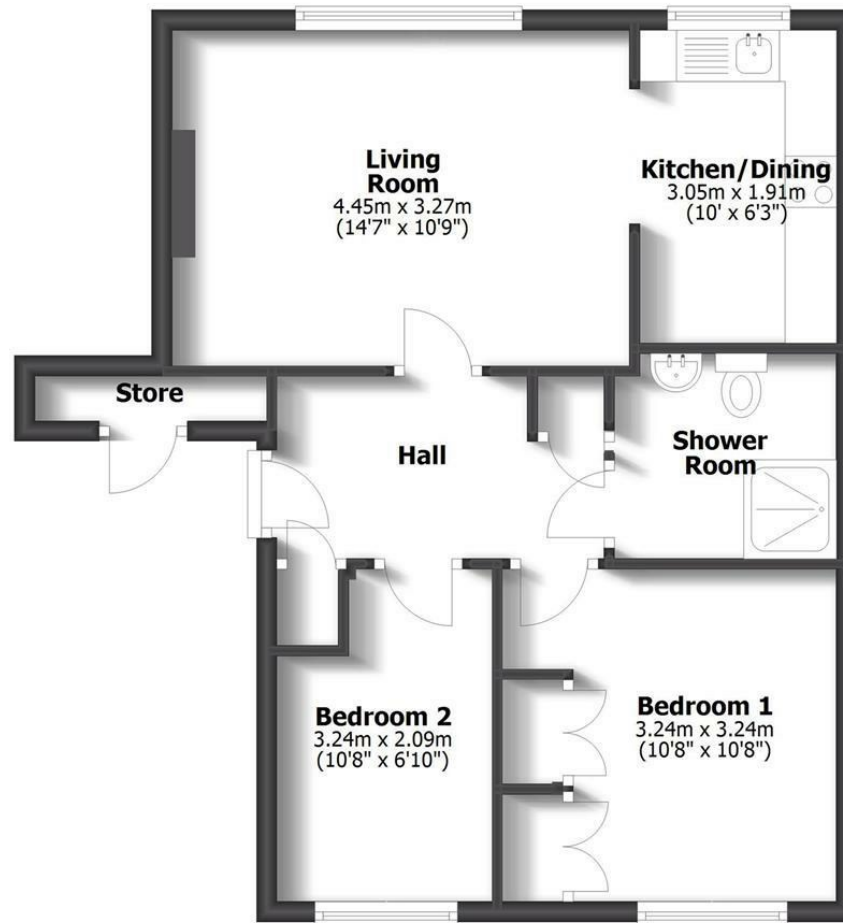
Offers In The Region Of  
£169,950

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.



## 19 Cygnet Court Wombourne



First Floor

**TOTAL: 50.7sq.m. 546sq.ft.**

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

