



10 Cygnet Court, Wombourne, Wolverhampton, WV5 0NN

BERRIMAN  
EATON



# 10 Cygnet Court, Wombourne, Wolverhampton, WV5 0NN

10 Cygnet Court is situated within this modern development. The fashionably appointed one bedroom first floor apartment is an opportunity for both first time buyers and investors. Having the benefit of double glazed and centrally heated accommodation together with a modern kitchen and bathroom, the apartment is worthy of an internal inspection. There are communal grounds together with a parking space to the rear of the apartment. (WOMBOURNE OFFICE) EPC: C

## 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 first floor apartment is accessed via an ENTRANCE HALLWAY which has two storage cupboards and a radiator. The LIVING ROOM has a radiator, coved ceiling, double glazed window to the rear elevation and an archway through to the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap. Integrated double oven with 4 ring gas hob and extractor hood over. Wall mounted Worcester Bosch boiler, integrated fridge and integrated washing machine. Radiator, coved ceiling and double glazed window to the rear elevation. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed side screen, vanity wash hand basin incorporating the low level W.C. Heated towel rail, tiled walls and double glazed opaque window to the side elevation. The DOUBLE BEDROOM has two fitted wardrobes, radiator, coved ceiling and a double glazed window to the front elevation.

## OUTSIDE

The property benefits from a parking space to the rear together with communal garden area.

## TENURE

LEASEHOLD - The property is leasehold held on a term of 125 years from 2005. There is a service charge payable that currently amounts to £1,250 per annum and ground rent of £125 Per annum

## SERVICES

We are informed by the Vendors that all main services are installed.

## COUNCIL TAX

BAND A – South Staffordshire DC

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Wombourne office.

### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

### Worcestershire Office

01562 546969

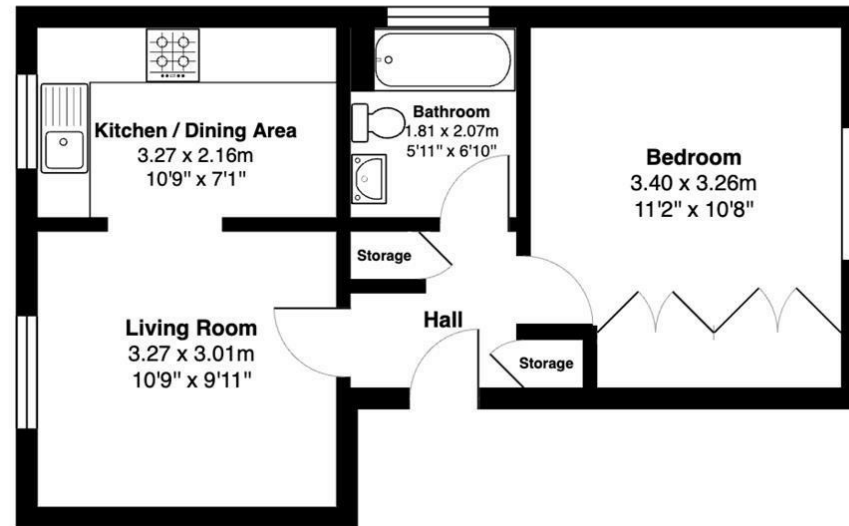
worcestershire@berrimaneaton.co.uk

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

Offers Around  
£140,000

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: 39.0 m<sup>2</sup> ... 419 ft<sup>2</sup>

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)



