



Flat 4, Magnolia Court Muchall Road, Wolverhampton, WV4 5TR

BERRIMAN  
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## Flat 4, Magnolia Court Muchall Road, Wolverhampton, WV4 5TR

No. 4 is a first floor apartment offering well proportioned accommodation briefly comprising two double bedrooms, en-suite shower to the principal bedroom, bathroom fitted with white suite, fitted kitchen, spacious lounge with balcony and dining area, allocated secured parking space. (WOMBOURNE OFFICE) EPC: B

### LOCATION

Magnolia Court is situated in a popular residential address close to a wide variety of local amenities in Penn and within convenient distance of the further, more wide ranging facilities afforded by the City Centre itself. Furthermore, there are regular bus services running along the Penn Road (A449) and the area is well known for its schooling of high repute in both sectors.

### DESCRIPTION

The apartments were constructed by well known builders, Bloor Homes, to a high specification and the complex is approached through electronic gates giving access to the secured parking. There is a telephone entry system together with a lift provision to the upper storeys. There is private car port parking and further guest parking and extensive, fully landscaped communal gardens to the front and rear.

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### ACCOMMODATION

The COMMUNAL LOBBY leads to the first floor and front door opening into the ENTRANCE HALL with storage cupboard and intercom system. The ENTRANCE HALL has two storage cupboard and a radiator. The LIVING ROOM has double glazed French doors opening onto a balcony with wrought iron railings and two radiators with a door into the KITCHEN, which is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl sink and drainer, fitted chimney extractor and integrated oven, plumbing and spaces for a washing machine, fridge freezer and dishwasher, as well as a tiled splashback.

The BATHROOM is fitted with a white suite comprising bath with shower over, low-level wc, pedestal wash hand basin, radiator and extractor. The PRINCIPAL BEDROOM has a double glazed window to the front elevation, radiator, built-in wardrobe, and ENSUITE SHOWER ROOM, w/c and wash hand basin. BEDROOM 2 has double glazed window to the front, storage cupboard and radiator.

### OUTSIDE

The development has visitor parking to the front with manicured front and rear gardens and path leading to the entrance foyer. There is gated access to the rear with a secure, covered parking included with the apartment.

### TENURE

The property is LEASEHOLD held on a term of 125 years from 2005. There is a SERVICE CHARGE payable which currently amounts to £210.25 per calendar month. The Ground Rent is currently £220 per annum. Prospective buyers are recommended to verify the details of the lease with their Solicitor.

### SERVICES

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

### COUNCIL TAX

BAND C - Wolverhampton CC.

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Please contact the Wombourne office.

#### Tettenhall Office

01902 747744

tettenhall@berrimaneaton.co.uk

#### Lettings Office

01902 749974

lettings@berrimaneaton.co.uk

#### Bridgnorth Office

01746 766499

bridgnorth@berrimaneaton.co.uk

#### Wombourne Office

01902 326366

wombourne@berrimaneaton.co.uk

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

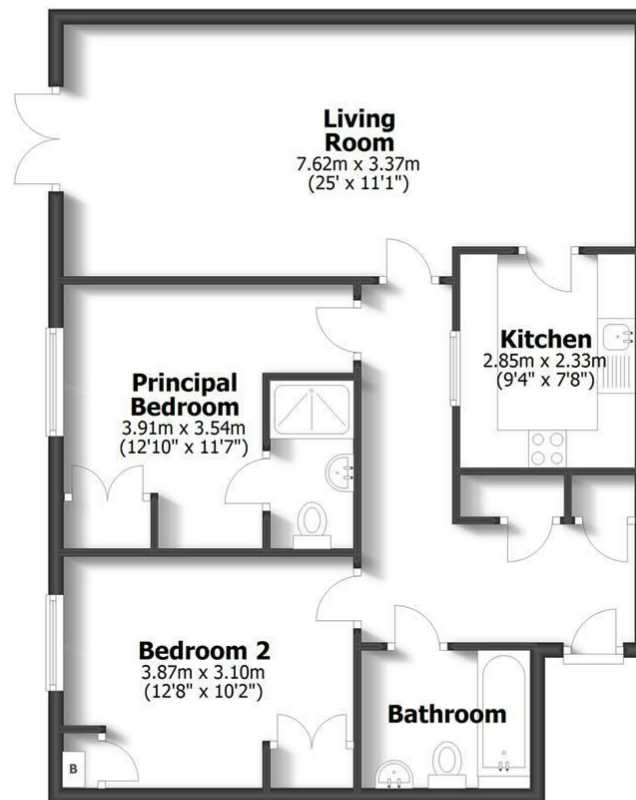
Offers Around  
£190,000

EPC: B

**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.



## 4 Magnolia Court Penn



### First Floor

**TOTAL: 75.2sq.m. 810sq.ft.**  
INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



