



11 Cygnet Close, Compton, Wolverhampton, WV6 8XR

BERRIMAN
EATON

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A well located and well-proportioned ground floor apartment with adjacent, covered parking standing in a popular and sought after development within easy reach of all amenities.
NO UPWARD CHAIN

LOCATION

Cygnet Close stands in the centre of Compton and stands alongside The Holloway in a convenient and sought after location. There are a wide range of local facilities within easy walking distance including a Sainsburys store and there are regular transport services providing fast access to the City Centre.

DESCRIPTION

11 Cygnet Close is a well presented ground floor flat providing surprisingly spacious accommodation with a delightful corner aspect. The property has well-proportioned accommodation with a particularly large principal living room together with two good size bedrooms, house bathroom and en-suite shower room and a well-appointed kitchen.

The property has double glazing throughout, gas fired central heating and has the further advantage of having an adjacent, covered parking space.

ACCOMMODATION

A secure front door opens into the communal hallway with a panelled door opening into the apartment itself which has a large HALL with laminated flooring, ceiling coving, linen cupboard with radiator and slatted shelf, a cloaks and storage cupboard with fitted shelving and coved ceiling. The RECEPTION ROOM is a particularly good room in size with a corner aspect with a walk in double glazed bay window together with a further double glazed window to the side, laminated flooring, coved ceiling and a door opening into the KITCHEN with a well-appointed range of wall and base mounted cupboards providing ample work surface and storage areas, a stainless steel sink, a stainless steel electric hob with built under electric double oven, space for a tumble dryer, plumbing for a washing machine, a fitted wine rack, a double glazed window, tiled floor, part tiled walls and a wall mounted gas fired central heating boiler. The white goods can stay should buyers so wish, they were purchased in December 2022.

The PRINCIPAL SUITE has a double bedroom with a double glazed window, a wide bank of fitted wardrobes and an EN-SUITE shower room with a fully tiled shower cubicle, WC and pedestal basin, part tiled walls, shaver point and extractor fan. BEDROOM TWO is a good room in size with a double glazed window and the HOUSE BATHROOM has a well-appointed white suite with a panelled bath with mixer tap with shower attachment, pedestal basin and WC, part tiled walls, shaver point and extraction fan.

OUTSIDE

Cygnet Close stands in communal grounds with lawns and stocked beds and borders. There is secured parking accessed through and electric gate with pedestrian gate to one side and 11 Cygnet Close has a secure parking area which is under cover and which is adjacent to the communal front door.

LEASEHOLD

The property is held on a lease for a term of 125 years from 25th December 2000 (thus having approximately 102 years unexpired). There is a service charge payable twice a year which was charged at £969.85 in the second half of 2023, based on this a year would equate to £1,939.70. The ground rent is payable every 6 months and equates to £95 per annum Please ask your solicitor to verify the details.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast is available

Mobile – Ofcom checker shows voice and data internally for the 4 main suppliers and voice, data and enhanced data are available externally.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

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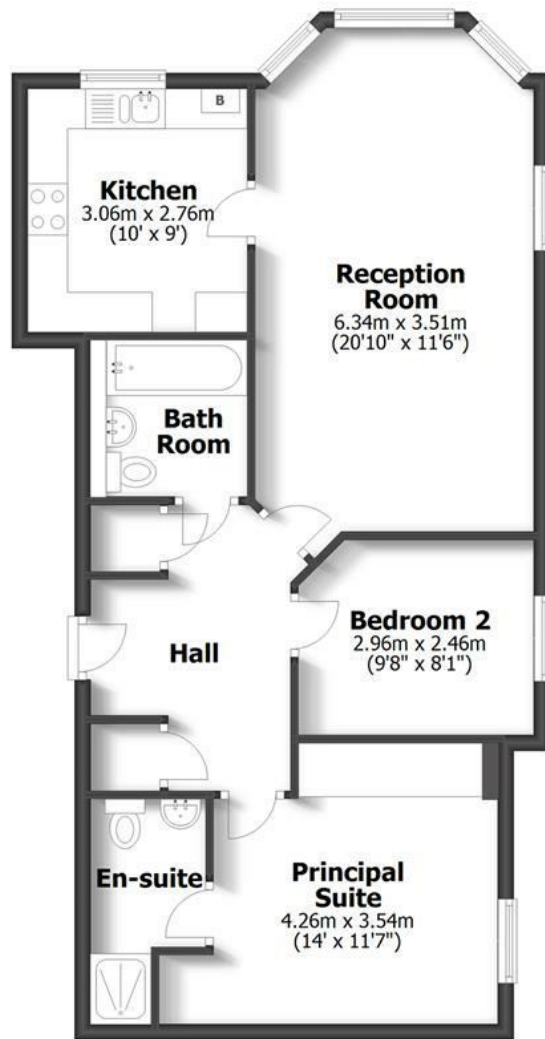
Offers Around
£184,950

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.

11 Cygnet Close

Compton



Ground Floor

TOTAL: 68.3sq.m. 735sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



