



10a Hylstone Crescent, Wednesfield, Wolverhampton, WV11 3EX

BERRIMAN
EATON

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A one bedroom first floor flat providing well-proportioned accommodation which is in need some updating to realise its full potential.

LOCATION

Hylstone Crescent stands in a convenient location, with a comprehensive range of local amenities available within Wednesfield and the Bentley Bridge Retail Park whilst Wolverhampton City Centre is within convenient travelling distance. Communications links are excellent with the motorway network being accessible via the M54 (J1) which facilitates fast travel to Birmingham and the entire industrial West Midlands. Furthermore, the area is well served by schooling in both sectors and lies within easy reach of New Cross Hospital.

DESCRIPTION

10a Hylstone Crescent comprises a well-proportioned one-bedroom flat which is in need of updating and modernising affording purchasers the opportunity to personalise the residence to their own individual tastes and preferences.

ACCOMMODATION

A composite door opens into the entrance HALL with stairs up to the first floor LANDING with a large storage cupboard and door to the LIVING ROOM having coved ceiling, double glazed window to the front, brick-built fireplace with electric fire and wiring for two mounted wall lights. The KITCHEN has wall and base mounted units with fitted work top, stainless steel sink with drainer, coved ceiling, space for a fridge, a built-in storage cupboard and double glazed window to rear.

The BEDROOM is a double room having a range of fitted units and large storage cupboard, coved ceiling, double glazed window to front. The BATHROOM comprises a panelled bath with shower, hand basin, WC and a double glazed window to rear.

OUTSIDE

There is a paved pathway to gated side access to the REAR GARDEN having a paved patio with shrubbed borders and a shaped lawn.

LEASE DETAILS

The apartment is held on a lease term of 125 years from the 10th of April 1989. There is a service charge payable of £122.98 per annum and the ground rent is £10 per annum.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND A – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard / Ultrafast is available

Mobile – Ofcom checker shows all 4 of the main suppliers have voice and data available inside, all 4 of the main suppliers have enhanced data outside

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

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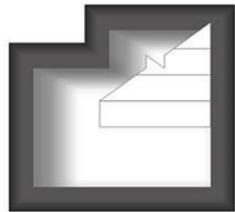
Offers Around
£75,000

EPC: D

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.

10a Hylstone Crescent
Wednesfield

TOTAL: 47.8sq.m. 514sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor

