



6 Upper Vauxhall, Wolverhampton, WV1 4SY

BERRIMAN
EATON

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A superbly located two storey apartment arranged over the ground and first floors of a purpose built development which is in a superb position within easy walking distance of both the city centre and West Park.

LOCATION

6 Upper Vauxhall forms part of a purpose built development in an established area in a convenient situation. Regular public transport services run along the Tettenhall Road and the property is within easy walking distance of the City Centre with its comprehensive range of amenities and facilities and it is also within easy walking distance of West Park with its 43 acres of parkland style grounds which include an ornamental lake, children's playground and a well-known tearoom.

DESCRIPTION

The property comprises a substantial, three bedroomed apartments arranged over ground and first floors with rooms of generous proportions, also benefitting from double glazed windows and electric storage heaters which have recently been updated.

The property could be suitable for a number of different end users and could be an ideal family home, a convenient pied-a-terre or an ideal rental investment.

The development stands in communal gardens, entry is via the rear of the block which is accessed through a secured intercom operated gate for security and there is communal residents parking.

ACCOMMODATION

A front door with single glazed windows to the side and above opens into the HALL with laminated flooring and a useful understairs cloaks and storage cupboard. The RECEPTION ROOM is a well-proportioned living area with laminated flooring, a double glazed window overlooking the communal gardens and a decorative fireplace. The BREAKFAST KITCHEN has wall and base mounted cupboards, stainless steel sink, space for an electric cooker, plumbing for a washing machine, stainless steel sink unit, a double glazed window, part tiled walls, laminated flooring and a pantry cupboard.

Stairs from the hall rise to the galleried first floor landing with an airing cupboard. BEDROOM ONE is a good double room in size with a wide double glazed window. BEDROOM TWO is a double room in size with a double glazed window and BEDROOM THREE is also a good room in size with a double glazed window. The BATHROOM has a white suite with a panelled bath with electric shower over, WC and pedestal basin, part tiled walls and a double glazed window.

OUTSIDE

6 Upper Vauxhall stands within communal grounds with sweeping lawns and planted borders. There is an external brick built store and there is communal residents off street parking.

LEASE

The property is held on a lease for a term of 125 years from 7th June 2004 (thus having approximately 105 years unexpired) There is a ground rent payable of £10 per annum. The service charge payable per annum was £1154.00 between April 2024 and April 2025

We are informed by the Vendors that mains electricity, drainage and water are connected and the central heating is by electric storage heaters.

COUNCIL TAX BAND A – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Ultrafast are available

Mobile – Ofcom checker shows three of the four main providers have likely coverage indoors with all four having likely coverage outdoors.

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

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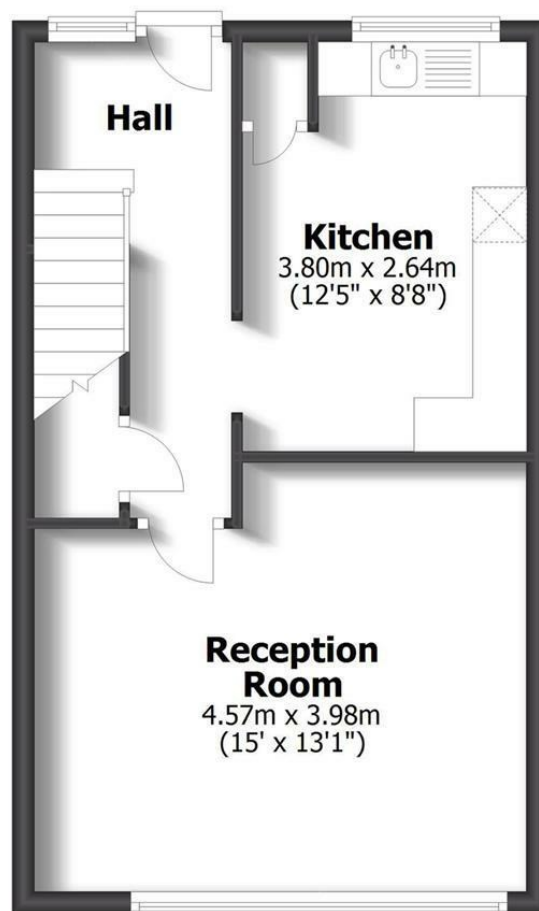
Offers Around
£115,000

EPC: D

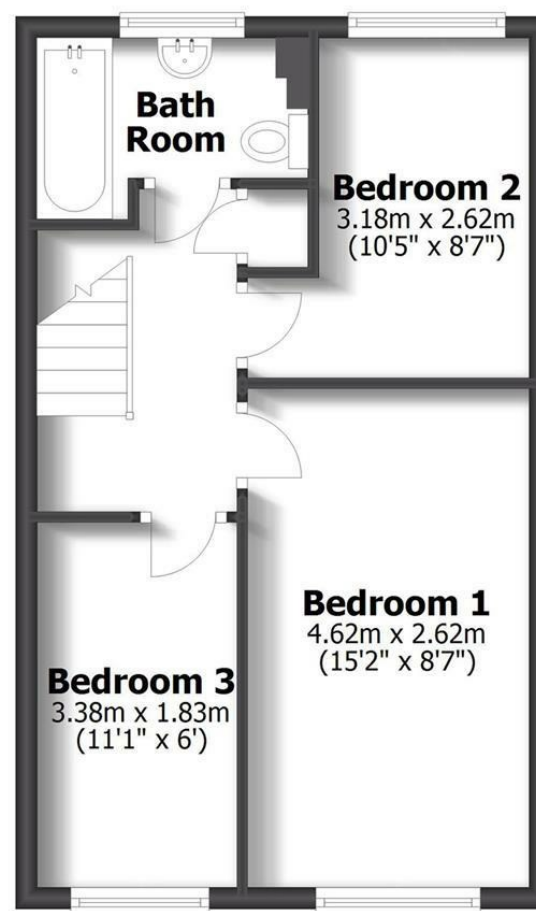
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



6 Upper Vauxhall Wolverhampton



Ground Floor



First Floor

TOTAL: 71.9sq.m. 774sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

