



33 Marnel Court, Gail Park, Bradmore, Wolverhampton, WV3 7JJ

BERRIMAN
EATON

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A spacious two bedroom leasehold apartment situated on the first floor of a purpose-built block standing in a convenient location with the added benefit of a separate garage and no upward chain

LOCATION

Marnel Court stands in Gail Park which is situated off the main Trysull Road and is a quiet cul-de-sac, conveniently placed for local amenities at nearby Bradmore and Merry Hill. Wolverhampton City Centre is easily accessible with public transport running along Trysull Road. Furthermore, the area is well served by schooling in both sectors.

DESCRIPTION

33 Marnel Court offers well-proportioned comprising a kitchen, lounge, two double bedrooms and a bathroom. The apartment benefits from double glazing, gas central heating and a garage to the rear.

The property would benefit from a scheme of modernisation to realise full potential.

ACCOMMODATION

A composite door open into the LOUNGE with a large double glazed window to the front, coved ceiling and a door to the KITCHEN with wall and base mounted cupboards with working surface, stainless steel sink, space for a cooker, fridge freezer and washing machine and a double glazed rear window.

A door from the lounge opens into the INNER HALLWAY having storage cupboard with wall mounted gas boiler. BEDROOM ONE is a good size double with built in wardrobes and a double glazed front window. BEDROOM TWO is a double room with a double glazed rear window. The BATHROOM comprises a panelled bath with shower over, WC, pedestal wash basin, chrome heated towel rail and a double glazed rear window.

OUTSIDE

The apartment benefits from a GARAGE which is situated in a separate block.

There are communal lawns to the front, side and rear of the block and a path leading to the front door.

LEASE DETAILS

The property is held on a lease for 999 years from 15th March 1963. The service charge is £150 per quarter which totals £600 per annum. The ground rent is £1 per annum. We recommend that ask you solicitor to verify these details.

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 / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

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

The long term flood defences website shows high risk.

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

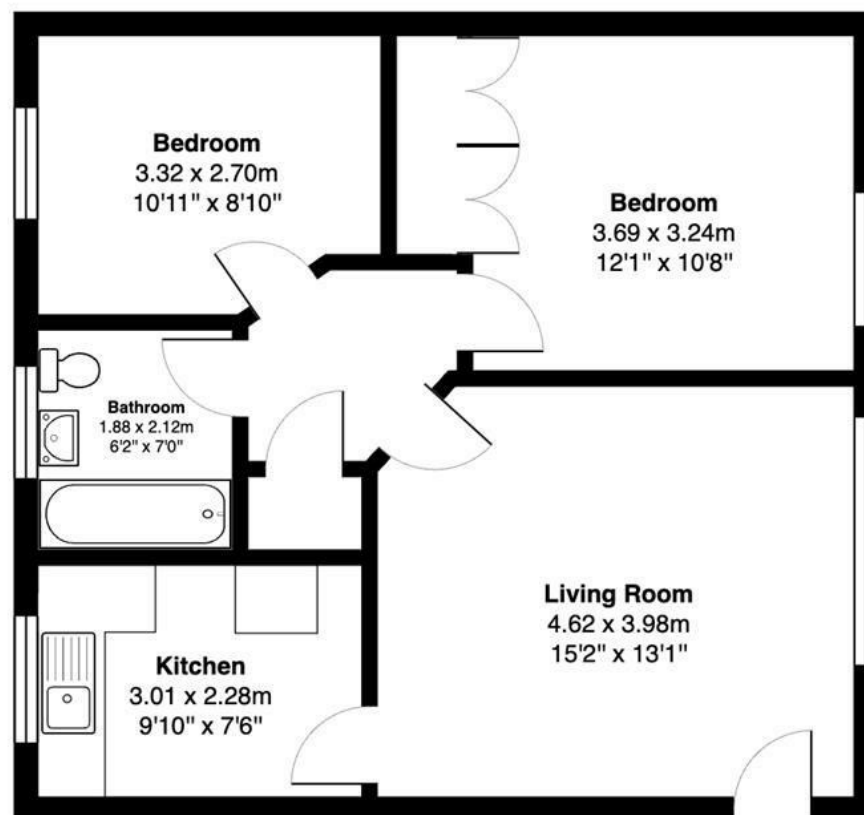
worcestershire@berrimaneaton.co.uk

www.berrimaneaton.co.uk

Offers Around
£115,000

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: 58.5 m² ... 629 ft²

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 JOEWPHTOGRAPHY.CO.UK)

