



9 Windmill Fold, Wombourne, Wolverhampton, WV5 9DQ

BERRIMAN
EATON

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Windmill Fold is a well presented, two bedroom, ground floor apartment with gated access, two allocated parking and visitors spaces, gas-fired central heating, double glazing and no upward chain. Situated in the rear block, the internal accommodation briefly comprises living room, fitted kitchen with integrated appliances, two bedrooms, family bathroom and en-suite shower room. There are communal gardens, and stunning views of the Village towards the Cricket Club.

EPC : C
WOMBOURNE OFFICE

LOCATION

Windmill Fold is a modern development standing at the heart of Wombourne Village centre which provides a wide variety of shops and amenities. There are regular buses in and out of the Village serving the neighbouring town and Cities such as Wolverhampton, Dudley and Stourbridge. There are a wealth of primary schools within the area with St Benedict's Church of England Primary being the closest.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALLWAY has a radiator and two storage cupboards with shelving and hanging rails. The LIVING ROOM has a double glazed window with views of the cricket green, radiator, feature fireplace and a door which leads into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset 1½ bowl stainless steel sink unit with mixer tap, integrated appliances including fridge, freezer, dishwasher and washer/dryer, single oven, 4 ring gas hob and extractor hood over. There is a wall mounted central heating boiler, spotlights and double glazed windows to the rear and side elevations.

The PRINCIPAL DOUBLE BEDROOM has fitted wardrobes, radiator and double glazed window to the side elevation. The EN-SUITE SHOWER ROOM has a walk-in cubicle, vanity wash hand basin incorporating the low level WC, double glazed opaque window to the side elevation, heated ladder towel rail, spotlights and fitted extractor. BEDROOM TWO has a fitted wardrobe, a double glazed window to the rear elevation and radiator. The BATHROOM is fitted with a contemporary white suite comprising bath with shower over and glazed side screen, vanity wash hand basin incorporating low level W.C., heated ladder towel rail, part wall and floor tiling, spotlights.

OUTSIDE

The property is approached over a block paved driveway with two allocated parking spaces, visitor parking spaces and leading through remote control gates to a communal parking area with an allocated parking space. Communal gardens and patios surround the development and a paved pathway to the right hand side leads to the front door.

TENURE

We are advised that the property is LEASEHOLD, WITH A SHARE OF THE FREEHOLD and prospective purchasers are recommended to verify the details of the lease with their Solicitors. The apartment is subject to a 150 year lease with 132 years remaining. There is a ground rent and service charge of £180.00 per month.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – South Staffordshire

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the WOMBOURNE 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 very low.

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Wombourne Office

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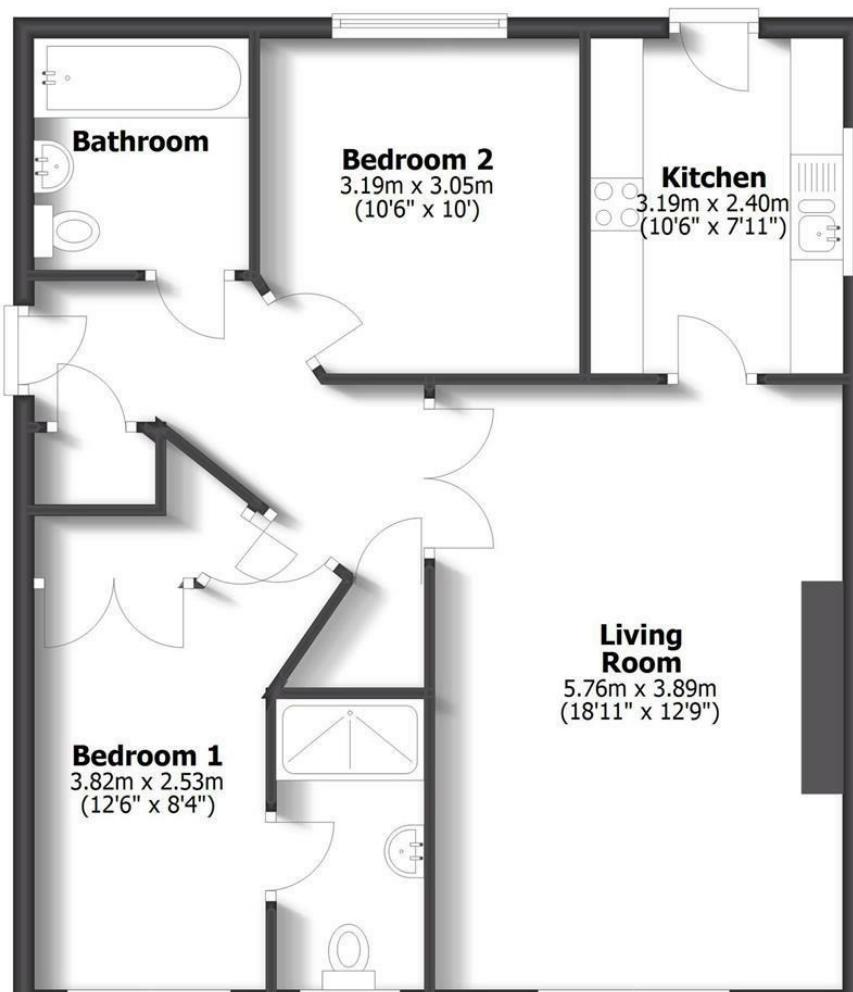
Offers In The Region Of
£275,000

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.



9 Windmill Fold Wombourne



Ground Floor

TOTAL: 69.7sq.m. 750sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

