



8 Mansion Court, Heath House Drive Wombourne, Wolverhampton, WV5 8EZ

BERRIMAN
EATON

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This is a ground floor apartment within this historic building with communal gardens, gated secured parking and an extended lease. The apartment benefits from communal entrance, entrance hall, living room, kitchen/dining room, bathroom and two generous bedrooms. The apartment benefits from central heating, double glazing and no upward chain.

EPC : D
WOMBOURNE OFFICE

LOCATION

Mansion Court stands in a prominent position on Heath House Drive which is situated on the popular Poolhouse Farm Estate, located on the outskirts of Wombourne Village and is within easy reach of a wide variety of local shopping amenities including Sainsburys and Lidl Supermarket and which has regular public transport services to Wolverhampton City Centre. There are further shops and facilities in the nearby Village as well as a wealth of leisure facilities including Heaths, Wombourne Leisure Centre and the Wombourne Cricket, Tennis and Bowling Club.

DESCRIPTION

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ACCOMMODATION

From the COMMUNAL ENTRANCE there is access to the ENTRANCE HALL through a wooden door, radiator, double glazed window and airing cupboard which houses the wall mounted central heating boiler. The LIVING ROOM has two double glazed windows to the side and rear, two radiators, electric fire and surround and an arch into the DINING AREA which has a radiator. The KITCHEN AREA is fitted with a range of wall and base units with complementary work surfaces with inset single drainer sink unit, integrated oven, 4 ring gas hob and extractor, plumbing and space for washing machine, space for fridge, double glazed window to the side elevation and tiled splashback. The BATHROOM is fitted with a bath with mixer tap, separate shower cubicle and electric shower, vanity wash hand basin with mixer tap incorporating the low level WC, radiator, spotlights, tiling to the wall and floor and double glazed opaque window to the rear elevation. DOUBLE BEDROOM 1 has a double glazed window to the rear elevation, radiator, fitted wardrobe and matching bedroom furniture. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

To the front of the property there is a lawned area with established and well planted borders, a driveway leads up to secured double opening gates which gives access to the communal car park.

LEASEHOLD

The property is subject to a lease of 198 years from the 25th December 1983 which means there is 156 years remaining. There is a ground rent and service charge payable of £450.00 per quarter.

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 data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: <https://www.ofcom.org.uk/mobile-coverage-checker>
The long term flood defences website shows very low

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Worcestershire Office

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www.berrimaneaton.co.uk

Offers In The Region Of
£190,000

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.



