6 Windmill Fold, Windmill Bank, Wombourne, South Staffordshire, WV5 9DQ

BERRIMAN
EATON

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Windmill Fold is a well presented, two bedroom, first floor apartment located at the front of the Development, with gated access, two allocated parking and visitors spaces, gas-fired central heating, double glazing and no upward chain. 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.

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 COMMUNAL ENTRANCE has intercom, staircase and lift to the first floor. The ENTRANCE HALL has two storage cupboards, radiator and door into the LOUNGE. This has a double glazed window to the front elevation, two radiators and door into the KITCHEN which is fitted with a range of wall and base units with complementary work surfaces, inset one and a half bowl and drainer with mixer tap, range of appliances integrated including dishwasher, washer dryer, fridge and freezer. There are double glazed windows to the rear and side elevations, and a wall mounted central heating boiler.

The PRINCIPAL BEDROOM has a double glazed window to the front elevation, two fitted wardrobes, radiator and door into the EN-SUITE which comprises a walk in shower cubicle, vanity wash hand basin which also incorporated the low level WC, heated ladder towel rail, double glazed opaque window to the front elevation and tiling to the floor and walls. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, fitted wardrobe and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over, vanity wash hand basin with mixer tap which incorporates the low level WC. There is a heated ladder towel rail and tiling to the walls and floor.

OUTSIDE

The Development is accessed through electronically opening metal gates, with a pedestrian side access and visitors parking. There are allocated secured parking spaces in front of the Development with a path that leads to both the front and rear blocks and a communal garden at the rear.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – SOUTH STAFFORDSHIRE COUNCIL
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is SHARE OF FREEHOLD

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 risk

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.

Tettenhall Office
01902 747744
tettenhall@berrimaneaton.co.uk

Bridgnorth Office
01746 766499
bridgnorth@berrimaneaton.co.uk

Lettings Office
01902 749974
lettings@berrimaneaton.co.uk

Wombourne Office
01902 326366
wombourne@berrimaneaton.co.uk

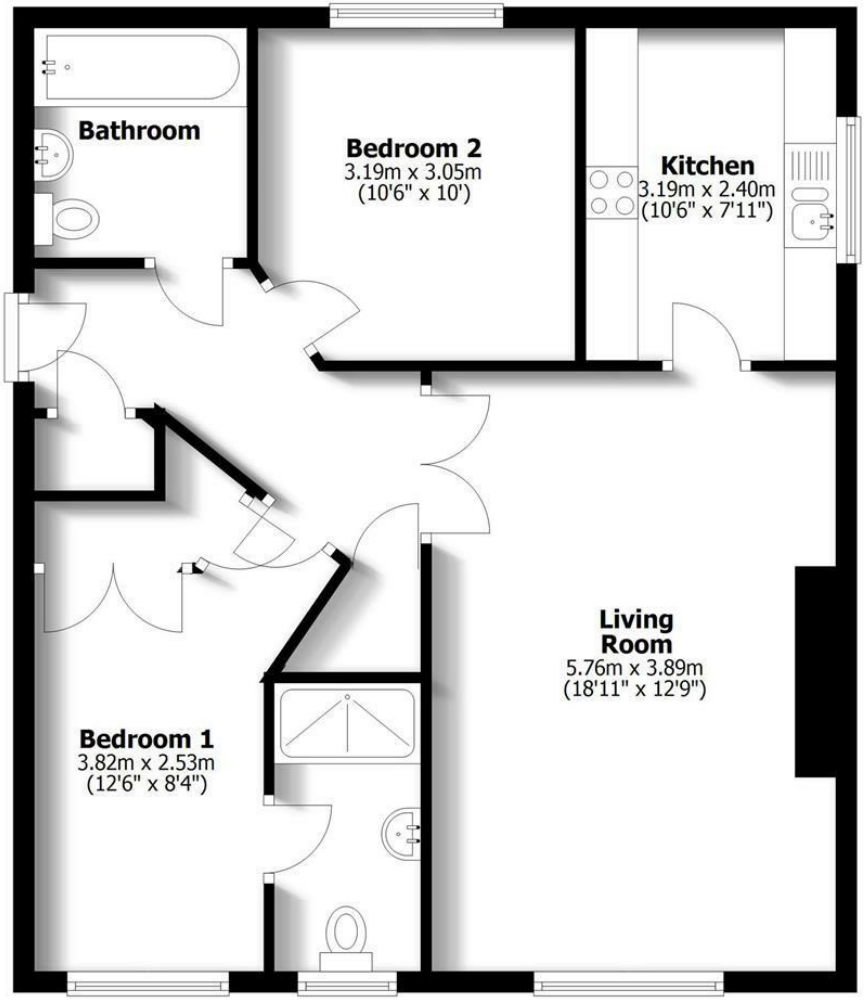
www.berrimaneaton.co.uk

Offers In The Region Of
£250,000

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.

6 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