



22 Cygnet Court, Wombourne, Wolverhampton, WV5 0NN

BERRIMAN
EATON

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This is a first floor apartment which benefits from allocated and visitors parking and a communal rear garden. The internal accommodation briefly comprises entrance hall with two storage cupboards, lounge area with kitchen comprises integrated appliances, bathroom and double bedroom. The property benefit from central heating, double glazing and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Cygnet Court is situated within easy reach of shops at Blakeley Heath and Common Road. It is also on a bus route giving access to Wombourne centre and to Dudley, Stourbridge, Merry Hill and Wolverhampton. Within Wombourne itself there is a wide range of shops, doctors and dental surgeries, leisure centre, library and reputable schooling for all age groups. There are two supermarkets within convenient travelling distance.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL an intercom system, has two fitted storage cupboards and a radiator. The LOUGE has a double glazed window to the rear elevation, radiator and arch into the KITCHEN. This is fitted with a range of wall and base units with complementary work surfaces, inset single drainer sink unit with mixer tap, double glazed window to the rear elevation and spotlights. There are integrated appliances including a double Neff oven with gas hob and extractor, washing machine and fridge. There is a wall mounted central heating boiler. The BATHROOM is fitted with a white suite which comprises a bath with shower over and glazed screen, vanity wash hand basin with mixer tap which incorporates the low level WC, heated ladder towel rail and part tiling to the walls. The DOUBLE BEDROOM has two sets of fitted wardrobes, double glazed window to the front elevation and radiator.

OUTSIDE

To the front of the Apartment Block there is allocated PARKING with provision for visitors parking. There is access to the side for bin storage and access to the rear communal GARDEN.

LEASEHOLD INFORMATION

The property is leasehold and is subject to a 125 year lease with a commencement date of 16th June 2005, 104 years remaining. The ground rent is currently £125 per annum and the service charge is payable every quarter and was £323.51 in June 2025.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND A – 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 risk

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Lettings Office

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Bridgnorth Office

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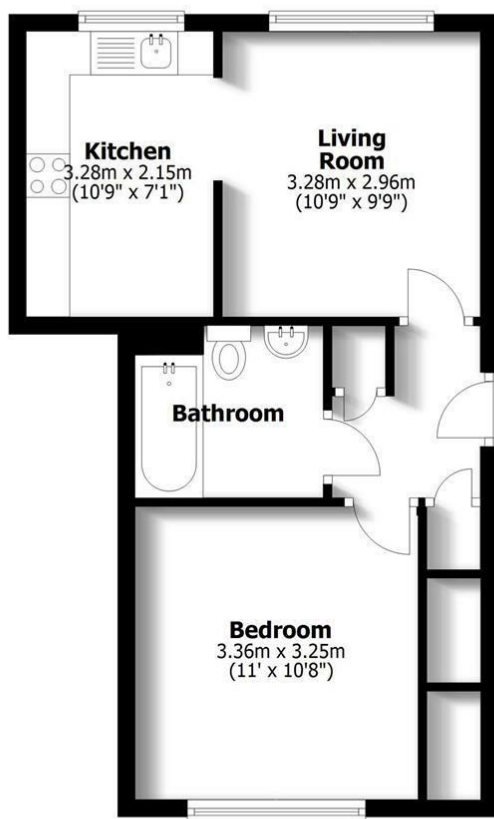
Offers In The Region Of
£150,000

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.



11 Cygnet Court Wombourne



First Floor

TOTAL: 39.1sq.m. 420sq.ft.

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

