



66A White Oak Drive, Wolverhampton, WV3 9AW

**BERRIMAN**  
**EATON**

# 66A White Oak Drive, Wolverhampton, WV3 9AW

A one bedroom flat situated in an established residential area benefiting from no upward chain.

## LOCATION

There are a wide range of local facilities available within both Finchfield and Castlecroft whilst the further, more comprehensive amenities of Wolverhampton City centre are within easy reach.

The area is well served by schooling in both sectors with regular bus services providing excellent public transport links.

## DESCRIPTION

66a White Oak Drive comprises a kitchen, lounge, double bedroom and bathroom. There is a garden to the rear and the property has the added benefit of double glazing and gas central heating.

## ACCOMMODATION

A door opens into the HALL with steps up to the LANDING having a double glazed side window and two built In storage cupboards, one housing a wall mounted gas boiler. The LOUNGE is well proportioned with a double glazed window to the front elevation. The KITCHEN has wall and base mounted units with fitted work tops, a stainless steel sink and drainer space for a fridge freezer, tiled flooring and a double glazed rear window.

The BEDROOM comprises a good size double room with a double glazed window to the front and a built in storage cupboard. The BATHROOM has a panelled bath with a shower over, part tiled walls and a double glazed window.

## OUTSIDE

A paved pathway leads to the front door, there is side access leading to a brick built garden store and the gravelled REAR GARDEN.

## LEASE DETAILS

The property is held on a lease for a term of 125 years from the 17th of May 2004 (thus having approximately 103 years unexpired) There is a ground rent payable of £10 per annum and the annual service charge is £425

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 FREEHOLD.

Broadband – Ofcom checker shows Standard, Superfast and 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>

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 risk.

### Tettenhall Office

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### Bridgnorth Office

01746 766499

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### Lettings Office

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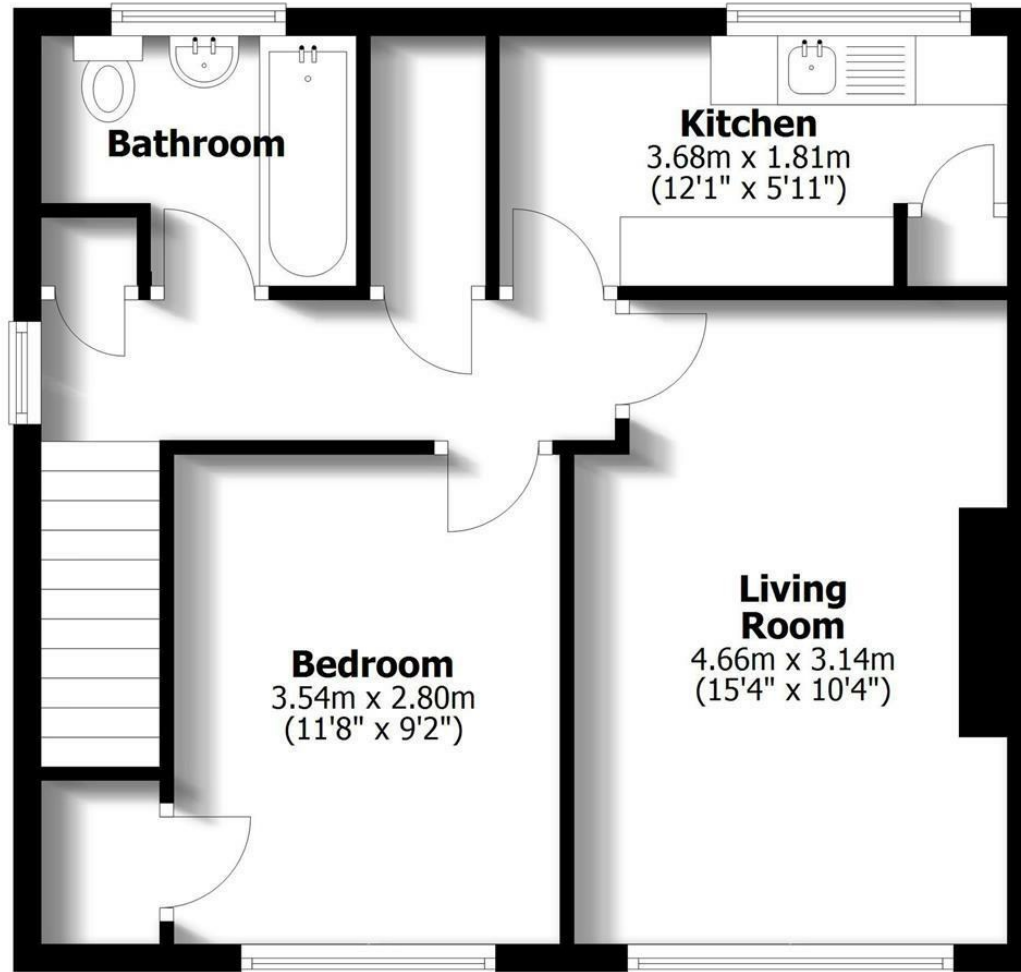
Offers Around  
£105,000

EPC: C

[www.berrimaneaton.co.uk](http://www.berrimaneaton.co.uk)

**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.

**66A White Oak Drive**  
Wolverhampton



**TOTAL: 46.1sq.m. 496sq.ft.**

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

**First Floor**

