

Road Map



Hybrid Map



Terrain Map



MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



16 New Street

Essington, Wolverhampton WV11 2BU

Offers In The Region Of
£96,250 Leasehold



Floor Plan

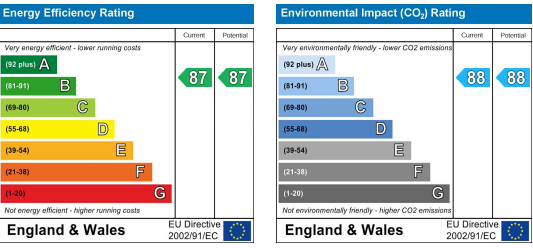


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



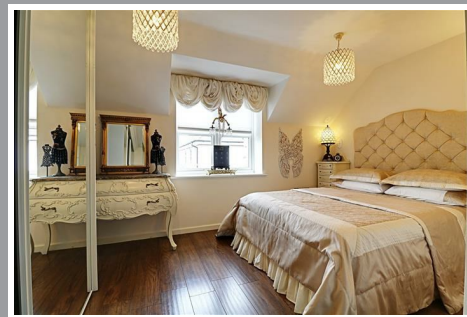
212 High Street, Bloxwich, Walsall, West Midlands, WS3 3LA
t. 01922 404446
e. sales@marrion.co.uk
www.marrion.co.uk



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FULL DESCRIPTION

This immaculately presented modern 2 bed mid town house is believed to date from 2010 and has the feel of a high end boutique hotel.

The property is situated on the periphery of this picturesque South Staffordshire commuter Village. All usual local amenities are situated close by including frequent and regular public transport services, places of public worship and schools catering for children of all age groups. This includes the much sought after St Johns C of E Primary School and nearby Junctions to the M6 and M54, providing easy commuting to Birmingham City Centres and Telford Town and access to the wider West Midland conurbation.

Being most worthy of early internal inspection, the gas centrally heated and PVCu double glazed accommodation briefly includes the following;- (all measurements approximate)

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Having tiled flooring, telephone point, opening through to kitchen, stairs to first floor accommodation, door to guest cloaks/WC and opening through to rear lounge/diner.

FRONT FITTED KITCHEN measuring

9'9" x 9'0" (2.99m x 2.76m)

Having PVCu double glazed window to front elevation, tiled flooring, range of modern wall and base units with

contrasting wood effect work surface over, built in electric oven, induction hob with extractor fan over, composite sink unit, space and plumbing for washing machine, space for under counter fridge and freezer.

REAR LOUNGE / DINER measuring

14'7" x 13'6" (4.46m x 4.12m)

Having PVCu double glazed French door leading to rear garden, radiator, tiled flooring and television point.

GUEST CLOAKS/WC

Having radiator, tiled flooring, vanity unit housing hand wash basin, low level WC and doors to 2 ample storage cupboards.

ON THE FIRST FLOOR

LANDING

Having loft access, laminate wood effect flooring and doors leading through to bedrooms, bathroom and 2 storage cupboards.

REAR BEDROOM ONE measuring

13'5" x 12'0" (max) 8'7" (min) (4.11m x 3.68m (max) 2.63m (min))

Having PVCu double glazed window to rear elevation, radiator, laminate wood effect flooring, television and telephone point and fitted wardrobes with sliding mirrored doors

FRONT BEDROOM TWO measuring

13'6" x 9'1" (4.12m x 2.78m)

Having PVCu double glazed window to front elevation, laminate wood effect flooring and radiator,

BATHROOM/WC

Having white bathroom suite comprising of; panelled bath with Triton electric shower over, vanity unit housing hand wash basin, low level WC and tiled flooring.

REAR GARDEN

This Attractive rear garden is low maintenance and benefits from a paved patio seating area, gravelled areas, raised pond, garden shed, outdoor power sockets and secure gated rear access.

GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Leasehold with a 50% shared ownership with Severn Homes owning the other 50%, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts. The 50% rent is £193.93 pcm. Shared ownership insurance £1.48 pcm. shared ownership admin fee £2.36 pcm, communal areas service charges £3.62 pcm

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band B.

