

Rees Page



54 Hackett Close, Cinderhill, Coseley WV14 9SD

Situated at the end of a pleasant and spacious cul-de-sac, convenient for a range of close by amenities, this well-presented ground floor flat deserves a viewing for full appreciation.

The property comprises of entrance porch, entrance hallway, one bedroom, bathroom, walk in-store cupboard, kitchen, and living room. And benefit from radiator central heating and double glazing (where specified), security intercom entry, plus communal lawn gardens to the front, side, and rear.

The property is offered with no upwards chain, fixtures & fittings are included, and offers are invited for consideration.

EPC = D

Offers Around

£99,950



Entrance

Is made via an external gate to side canopy porch, with security intercom door, into communal reception vestibule, and further part glazed door giving access into..

Reception Hall

With a ceiling light, fuse board, intercom entry phone, radiator, oak flooring, large walk-in storage cupboard, and doors into..



Bedroom

11'3 – 10' (minimum, to wardrobe doors)
With a double-glazed front window, ceiling light, radiator, built-in airing cupboard and wardrobes to one wall. Oak flooring, and a cable TV point.

'Bathroom'

A modern 'wet-room' with tiled walls, ceiling light, extractor fan, WC, pedestal washbasin, triton shower plus low level folding shower screen, towel radiator, and a double glazed rear window.



Living Room

14'11 – 10'
With a double-glazed front window, ceiling light, gas fire and surround, radiator, TV point, and door into..



Kitchen

9'5 – 6'6
Having a range of fitted wall and base units, roll edge work surface, sink & drainer, tiled splashbacks and floor, electric oven and cooker hob, extractor hood, plumbing for a washing machine, radiator, built-in pantry, and a double glazed window to the rear.

Outside

The property sits within tidy communal grounds, comprising of laws to the front, side, and rear. Plus, external store cupboard, gated access, and established borders.

Parking is on street within the cul-de-sac.

Location

South of Wolverhampton, nearby to the village of Sedgley and commutable far and wide being only a short distance from the A4123 Birmingham New Road.

Hackett Close is located off Robert Wynd, and the property is located at the end of the cul-de-sac.

For SATNAV please use the postcode WV14 9SD

NB

The property forms part of an estate and a grant of probate has been applied for.

There is no upwards chain.

Fixtures & fittings, such as curtains, blinds, carpets, light fittings, will be left in situ as seen.

Any remaining contents are potentially negotiable or will be removed prior to completion.

Offers are invited for consideration.

Viewing - strictly by prior appointment

EPC - TBC

Title

The property is a leasehold title. The title of 125 years commenced in 2004.

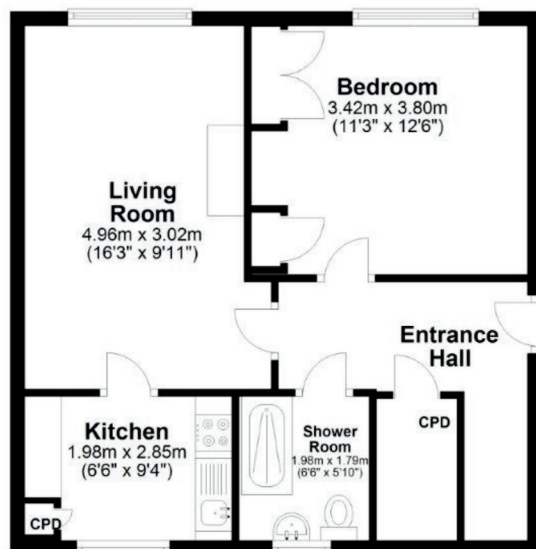
Ground rent and service charges are payable to Wolverhampton Homes.

Council Tax

Wolverhampton Band A



Ground Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

54 Hackett Close, Wolverhampton

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.



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