

Rees Page



7 Edward Lisle Gardens, Wolverhampton, WV6 8UB

Situated within the heart of the leafy village of Tettenhall, to the western fringe of Wolverhampton and ideally situated for a wide range of local amenities plus road networks.

This desirable apartment is situated within the Old Library building and offers well-presented two bedroom living set within well-kept gardens and with parking and security entrance gates.

Fixtures & fittings are included, there is no upwards chain, and offers are invited for consideration - very much one to view!

Offers Around

£250,000



Entrance

Is made via security intercom doors to the front and rear of the block into a communal entrance hall. Well maintained and with heating, lighting and door into the apartment.

Entrance Hall

With inset ceiling lights, coving, intercom system, walk in cupboard, Dimplex electric heater and doors into



Living Room

24' 6" (into bay) x 10' 9" (7.47m x 3.28m)

Having double glazed sash windows to the front and rear, inset ceiling lights, coving, Dimplex electric heaters, wall mounted electric fire, wall mounted TV, telephone and TV point.

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m)

Having a range of fitted wall and base units with roll edge work surfaces, tiled splashbacks, integrated electric oven and halogen hob, plus extractor canopy, sink and drainer, built-in washing machine/dryer, built-in fridge and freezer, downlighters, coving, tiled floor, Dimplex heater and a double glazed sash window to the front.



Bedroom One

12' 6" x 8' 10" (3.81m x 2.69m)

Having fitted wardrobes and storage, inset ceiling lights, coving, Dimplex heater, wall mounted TV and a double glazed sash window to the rear.



Bedroom Two

12' 7" x 8' 1" (3.84m x 2.46m)

Having an extensive range of fitted furniture, inset ceiling lights, coving, Dimplex heater and a double glazed rear sash window.

Bathroom

8' 1" x 6' 6" (2.46m x 1.98m)

Having a panel bath with shower over, part-tiled walls, WC, pedestal wash basin, mirrored cabinets, Dimplex heater, inset ceiling lights, extractor vent, tiled floor and a double glazed front sash window.

Outside

The property is set within well kept private communal grounds, regularly maintained and comprising of lawned garden, patio, bin store, allocated parking space plus visitor spaces, accessed via security electronic gates.

Location

The property is situated in the heart of the leafy village of Tettenhall, with its wealth of local amenities and services, road networks and bus routes.

From the A41 Wergs Road, turn into Regis Road and the property can be found after a short distance on the left (the large white ex Library building).

For SATNAV please use the postcode WV6 8UB

NB

The property forms part of an Estate and probate has been applied for.

There is no upwards chain.

Curtains, carpets, light fittings and blinds will remain in situ as seen.

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

Offers are invited for consideration.

Viewing is strictly by prior appointment.

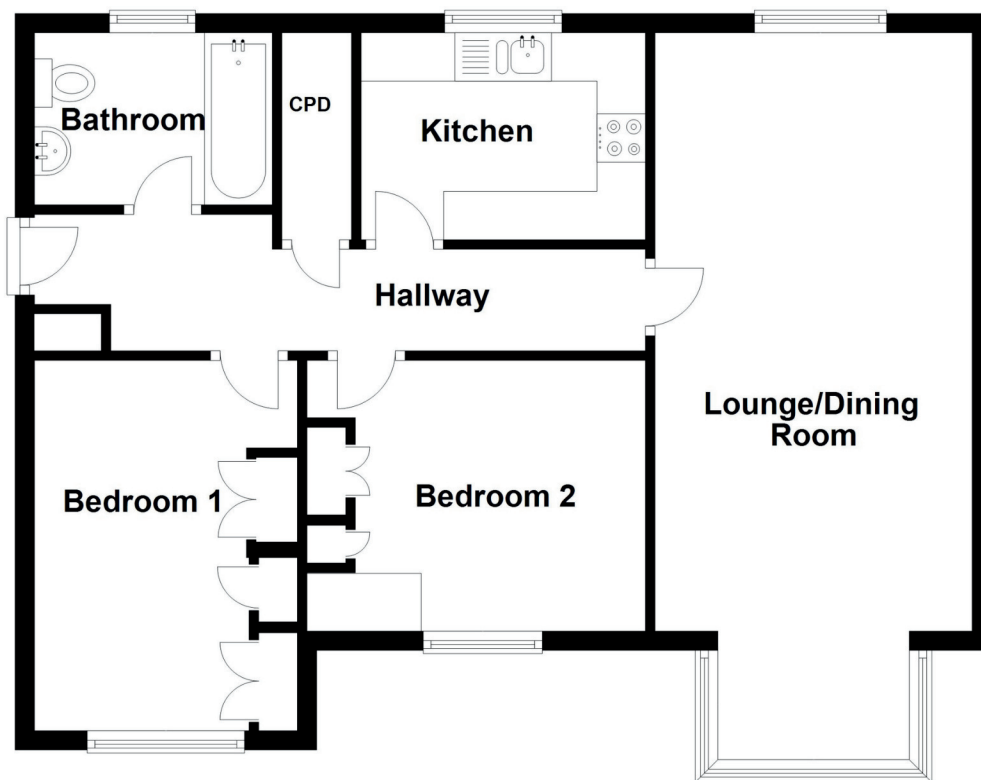
Title: Leasehold (property has a 999 year lease)

Council Tax Band: Wolverhampton C

EPC rating: D



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.

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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 of travelling some distance.



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