

Rees Page



124 Merridale Court, WV3 9LF

Ideally situated for the bustle of the City Centre, also with the wonderful Bantock Park and other local amenities at hand. The community that is Merridale Court is ideal for many.

The two-bedroom ground floor apartment is well presented and clean, and spacious, typical of its type and era. It also benefits from radiator central heating and uPVC double glazing.

Fixtures and fittings are included, there is no upwards chain, and offers are invited, so book a viewing now!

Offers Around

£120,000



Entrance:

Is made under a canopy with lighting to a uPVC Double Glazed door and into

Reception Porch:

With a built-in meter cupboard, built in store cupboard with Ideal Boiler, further double-glazed door into

Hallway:

With a ceiling light, radiator, doors into



Living Room:

20' (max) X 11'2

With a double-glazed rear window, ceiling light, coving, radiator with cover, gas fire, plus TV/Cable/Satellite/FM & DAB radio, plus telephone points.

Bedroom 1:

13'7 x 11'3

With a double-glazed rear window, ceiling light, radiator, and cover.



Bedroom 2:

11'10 x 8'1

With a double-glazed front window, ceiling light and an electric storage heater.

Kitchen:

11'9 x 7'9 (Max)

Having a range of fitted wall and base units roll edge work surfaces, inset sink and drainer, Cannon gas cooker, plumbing for a washing machine, tiled splashbacks, extractor hood, radiator and cover, built in pantry and a double glazed front window.



Shower Room:

Having a modern white suite, comprising of glazed shower cubicle, WC, pedestal wash basin, wall cupboard, radiator and cover, ceiling light and a double-glazed front window.

Outside:

The property is set within rambling communal grounds with lawn areas, stocked flower beds, parking bays and car park. Access to residents' laundry, plus private store cupboards.

Additional Information:

Title

We are advised that the property is LEASEHOLD. Prospective purchasers should satisfy themselves of the accuracy of this information.

EPC - 'C' rating - a copy is available on request.

Council Tax Band

Band A Wolverhampton City Council

N.B

The property forms part of an estate. A grant of Probate is required and has been applied for.

Naturally there is no upwards chain.

A 125 year lease commenced on the 18th April 1994.

Any remaining fixtures & fittings, including curtains, carpets, light fittings, and blinds, will remain in situ as seen.

Any remaining furniture is potentially negotiable.

Offers are invited for consideration.

Viewing is strictly by prior appointment.

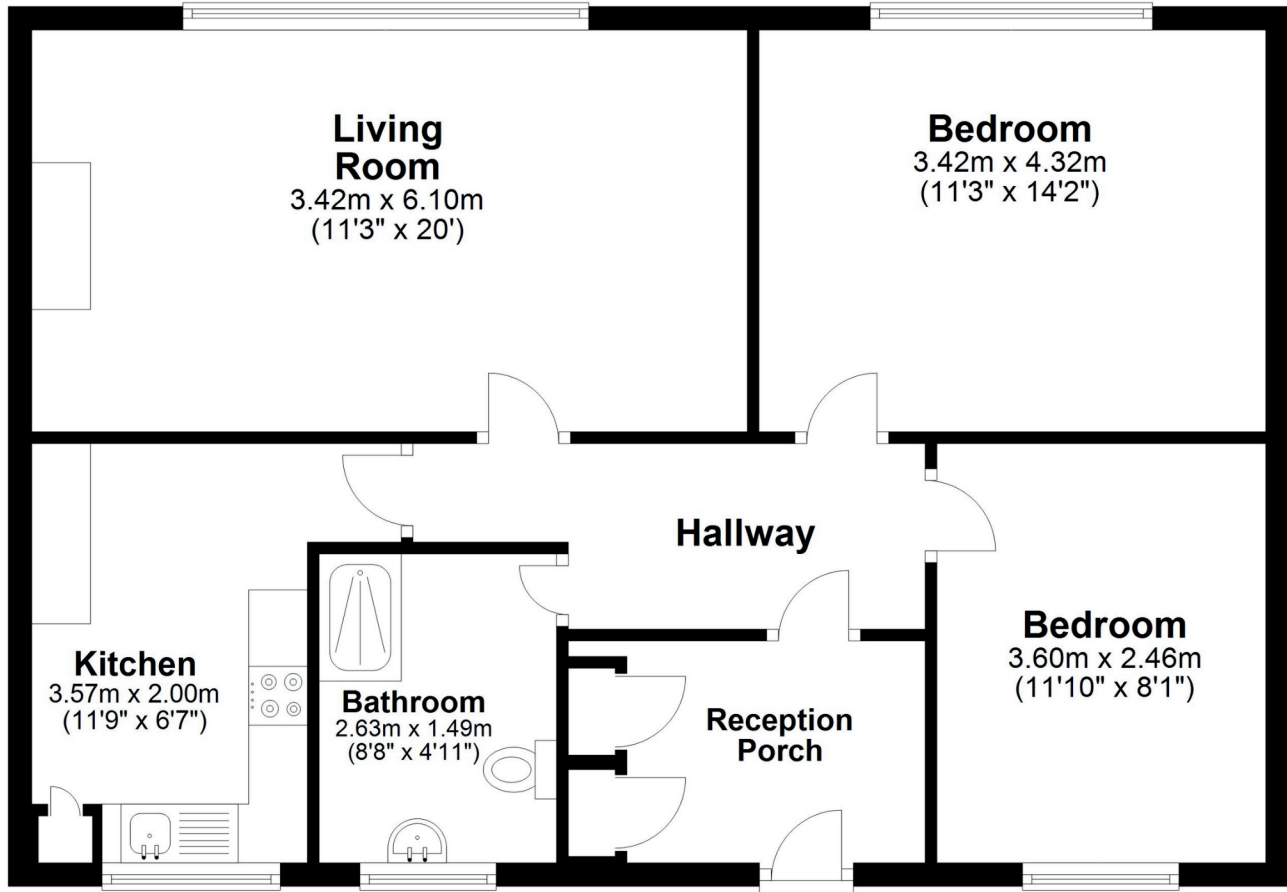
Location

Ideally situated just outside the city centre ring road, a short walk south from Chapel Ash. Merridale Court is conveniently situated with local amenities at hand, including shops, the wonderful Bantock Park, bus routes and more.

Merridale Court is situated off Merridale Lane. For SATNAV, please use the postcode WV3 9LF



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.

124 Merridale Court

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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