





81 LOWBRIDGE WALK

BILSTON, WV14 6BP

OFFERS IN THE REGION OF £120,000

LEASEHOLD

NO CHAIN - Exceptional one bedroom first floor apartment forming part of the prestigious conversion of the former Bilston Girls' High School. Combining beautiful period character with stylish modern living, this unique home occupies a sought-after development and offers a rare opportunity to own a property full of history. Finished to a high specification throughout, the apartment retains an array of original features, including impressive Georgian-style sash windows, high ceilings and attractive parquet flooring, all complemented by contemporary fixtures and fittings to create a truly distinctive home. Allocated parking for 1 vehicle.

SWF Est. 1934
SANDERS WRIGHT & FREEMAN

81 LOWBRIDGE WALK

• Available With No Onward Chain • Iconic Grade 2 Listed Building • Secure Gated Parking With 1 Allocated Space • Visitor Parking Also Available • High Ceilings & Original Features • Spacious Open Plan Dining Kitchen & Living Room • Bathroom • Double Bedroom • Extensive Communal Grounds & Gardens • Picturesque Setting





APPROACH

The property is approached via a secure gated car park and a further secure pedestrian gate with stairs leading to the first floor.

ENTRANCE HALL

Radiator, useful storage cupboard and doors to the kitchen, bathroom and bedroom.

LIVING ROOM

Windows to the side, radiator and an opening to the kitchen.

KITCHEN

Window, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with 4 ring gas hob above and space for a fridge freezer.

BEDROOM

Window to the side and radiator.

BATHROOM

Radiator, part tiled walls and suite comprising close coupled w.c, pedestal wash hand basin and panelled bath with shower above.

OUTSIDE

The property benefits from being positioned on a secure gated development with an allocated parking space, together with additional visitor parking for guests. Beautifully maintained communal gardens create an attractive and tranquil setting, enhancing the overall appeal of the development. Positioned on the first floor, the apartment enjoys a wonderful sense of privacy.

PROPERTY INFORMATION

Title - The property is understood to be leasehold with a current lease term of 150 years from 1st January 2007. The agent understands that the current annual ground rent is £250.00 and the current annual service charge is approximately £2,331.84.

Services - The agents understands that mains gas, water, electricity and drainage are available.

Council Tax - Wolverhampton City Council - Tax Band A

Anti-Money Laundering Regulations - In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £25.00 (including VAT) for each purchaser and any giftors contributing funds. This check is done prior to the

issue of a sales memorandum. Please note that this charge is non-refundable.

Broadband - Ofcom checker shows Standard, Superfast & Ultrafast are available

Mobile Coverage - 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 confirm availability and speed.

Flood Risk - Please use this link to check the long term flood risk for an area in England - https://www.gov.uk/check-long-term-flood-risk

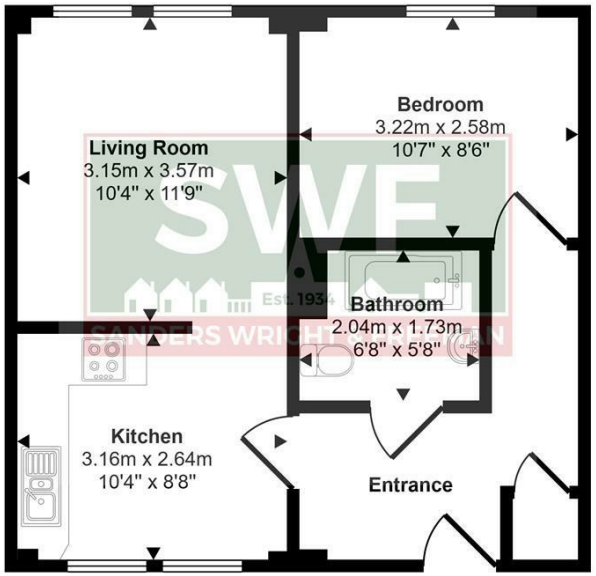
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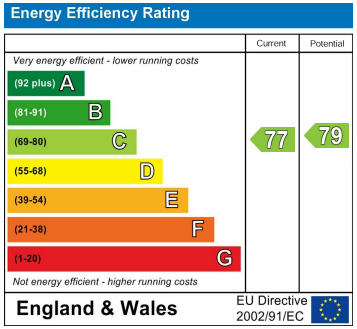
Approx Gross Internal Area
42 sq m / 448 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements