

Digbeth Lane,Claverley Wolverhampton WV5 7BP

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welcome to

Digbeth Lane, Claverley Wolverhampton

** Immaculately Presented Lodge ** Open Plan Breakfast Kitchen/Living Room with Integrated Appliances ** Master Bedroom With Fitted wardrobes/Second Bedroom with walk in wardrobe ** Lounge with Feature Media Wall ** Gated Low Maintenance Garden with Decked Patio Area ** Gravelled Driveway **



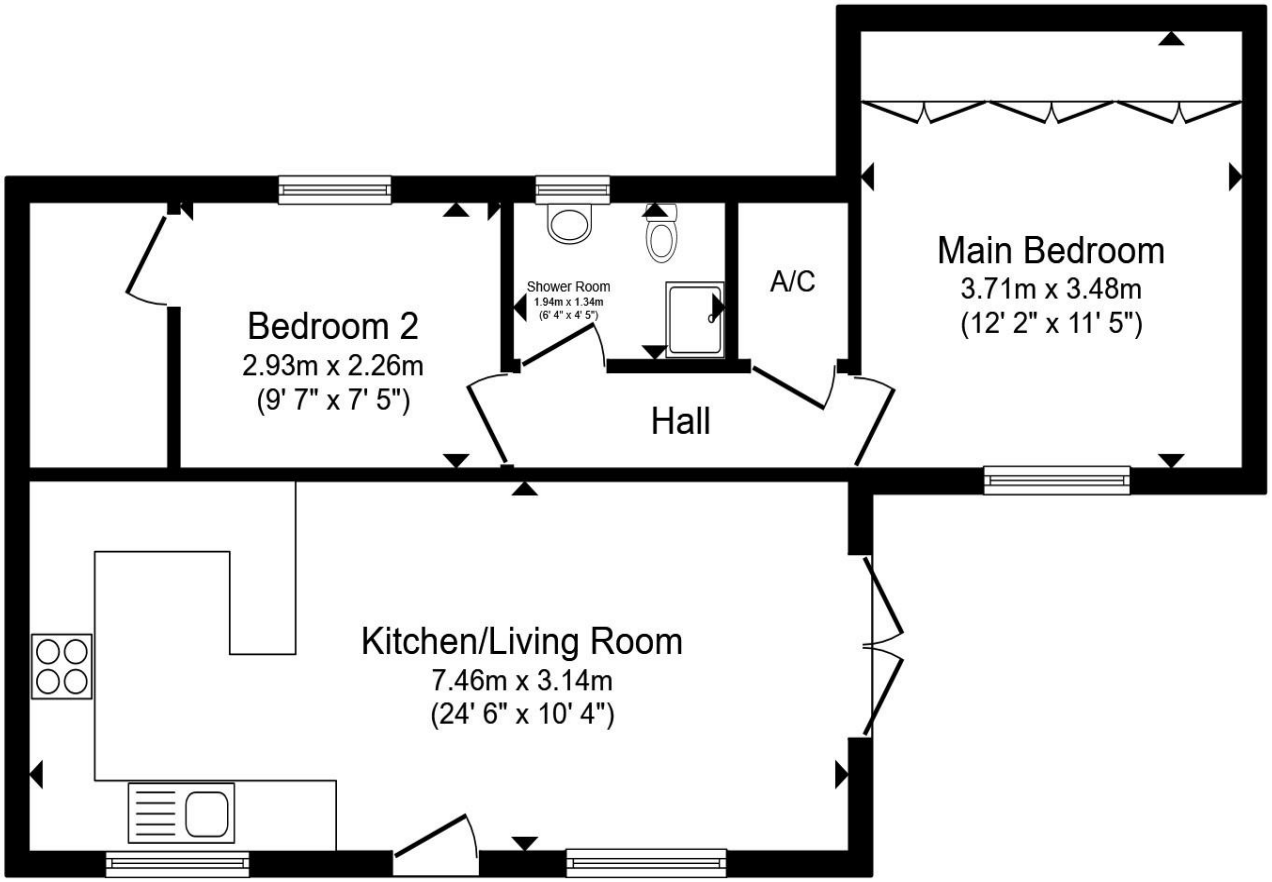












Ground Floor

Total floor area 54.2 m² (583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Agent Note

The Council Tax Band is A

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Ground Floor

Entrance

Open Plan Kitchen/Living Room

Inner Hall

Bedroom One

Bedroom Two

Shower Room

Front

Side And Rear Garden

Agent Note

To find the property please use the postcode WV5 7AZ

Terms of the Agreement shall be from the date of the signing of this agreement until midnight on 9th April

welcome to

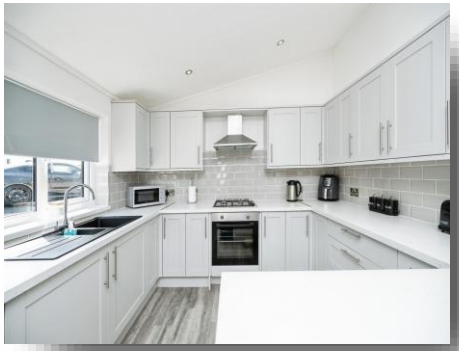
Digbeth Lane, Claverley Wolverhampton

- Immaculately Presented Lodge
- Open Plan Breakfast Kitchen/Living Room with Integrated Appliances
- Master Bedroom with Fitted Wardrobes / Second Bedroom with Walk in Wardrobe
- Lounge with Feature Media Wall and Fireplace
- Gated Low Maintenance Garden with Decked Patio Area

Tenure: Leasehold EPC Rating: Exempt
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 3000.00

This is a Leasehold property with details as follows; Term of Lease 50 years from 08 Apr 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

the Occupier wishes to give up the occupation of the Lodge to the benefit of a proposed new Occupier, the Park Operator agrees to offer a new license giving equivalent permission to keep the Lodge on the Plot on terms no less favourable than those contained in this License agreement subject to an issue fee and receipt of a sum equivalent to 10% of any um exchanged between the proposed new occupier and he Occupier for giving up of the Lodge and approval by the Park Operator to the new Occupier of the Lodge. The term of the License not being extended.Occupier general obligations Not allow any person under the age of 45 years to occupy the Lodge, except for guests who may be staying at the Lodge for a period of no more than fourteen consecutive days whilst the Occupier is also in occupation.









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/DLY106485

The Property Ombudsman

Property Ref:
DLY106485 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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