



40 High Meadows, Compton, Wolverhampton, WV6 8PP

BERRIMAN  
EATON

## 40 High Meadows, Compton, Wolverhampton, WV6 8PP

A well located and well-proportioned two bedroom ground floor flat with a garage and a long lease (tbc), which is in need of refurbishment throughout.

### LOCATION

A variety of amenities are available to High Meadows at Compton village, Newbridge and close by facilities can be found at Tettenhall village together with Wolverhampton City Centre being within convenient travelling distance. Public transport can be found together with maintained and independent schooling.

### DESCRIPTION

The property is generously proportioned offering two-bedroomed accommodation along with a good size living room, kitchen and bathroom, requiring a scheme of refurbishment throughout affording buyers the opportunity to personalise the house to their own tastes and preferences.

### ACCOMMODATION

A door enters into the HALL with storage cupboard, laminate flooring and a further door opens into the LOUNGE with double glazed window to two elevations and a door to the KITCHEN having wall and base mounted cupboards, space for a washing machine, oven and fridge, stainless steel sink and drainer and a double glazed window to the front.

BEDROOM ONE is a double room in size with a double glazed window and built in wardrobe. BEDROOM TWO is a good size room with a double glazed window to the side elevation. The BATHROOM has a panelled bath with shower over, WC, wash basin and double glazed window.

### OUTSIDE

The property is approached by steps leading to the communal entrance door and there are communal gardens to the rear and a garage.

### LEASE DETAILS

The seller informs us the service charge is approximately £1,600 per annum and that the lease was extended some years ago so that the property will now be sold with the benefit of a long lease. The agents have not yet had sight of the extended lease and service charge documentation so these details are yet to be verified.

We are informed by the Vendors that all mains services are connected

COUNCIL TAX BAND B – Wolverhampton

POSSESSION Vacant possession will be given on completion.

VIEWING - Please contact the Tettenhall Office.

The property is LEASEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

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 check availability and speeds.

The long term flood defences website shows very low

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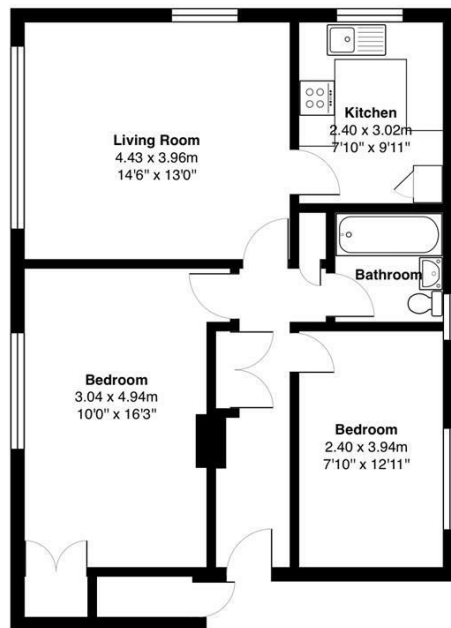
[wombourne@berrimaneaton.co.uk](mailto:wombourne@berrimaneaton.co.uk)

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£129,950

EPC: E

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



Total Area: 66.0 m<sup>2</sup> ... 710 ft<sup>2</sup>

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -  
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS  
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



