



Russell Close
Wilnecote
£165,000

*** DECEPTIVELY SPACIOUS - GROUND FLOOR FLAT - GOOD SIZED GARDEN
*** EXTENDED LEASE ON COMPLETION TO 167 YEARS*** For sale with MARK WEBSTER estate agents is this leasehold property briefly comprising: Lounge, kitchen, two bedrooms, bathroom, enclosed rear garden and an allocated parking space. Viewing is essential.

ENTRANCE HALL

Having an electric radiator, two useful storage cupboards and doors to...

LOUNGE

15' 5" x 13' 6" maximum (4.7m x 4.11m)

(7' 4" x 7' 3" minimum) Double glazed window to side aspect, laminated wooden effect flooring, electric heater, door to useful storage cupboard, double glazed sliding doors to the garden and an opening to...

KITCHEN

7' 8" x 5' 9" (2.34m x 1.75m)

Double glazed window to side aspect, laminated wooden effect flooring, a range of base and eye level kitchen units, roll edge work surfaces, composite style sink, space for a single electric oven, electric hob, integrated fridge and a space for a washing machine.

BEDROOM ONE

14' 1" x 9' 8" maximum (4.29m x 2.95m)

(12' 7" minimum length) Double glazed window to rear aspect, electric radiator and a door to useful wardrobe space.

BEDROOM TWO

14' 1" x 7' 7" maximum (4.29m x 2.31m)

(9' 8" x 3' 4" minimum) Double glazed window to rear aspect and an electric radiator.

BATHROOM

6' 8" x 6' 2" (2.03m x 1.88m)

Opaque double glazed window to front aspect, electric heated towel radiator, tiled walls, pedestal wash basin, low level WC and a panelled bath with mixer style shower over.

TO THE EXTERIOR

The south facing rear garden is of good size and being mainly being to laid to lawn with a slate chipped patio area and a path leading to a further paved patio section with space for a storage shed. There is allocated parking to the side of the property with gated access to the rear garden.



FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected with the exception of mains gas.

CHARGES: £60 per year

TENURE: We have been informed that the property is LEASEHOLD with 77 years remaining, however we would advise any potential purchaser to verify this through their own Solicitor.

EXTENDED LEASE ON COMPLETION TO 167 YEARS

COUNCIL TAX: We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

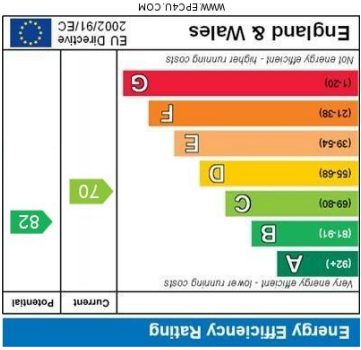


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



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