



**Claremont Mews,
Wolverhampton, WV3 0EB**

Auction Guide Price £55,000

****TWO BEDROOM TOP FLOOR FLAT OFFERED WITH
NO UPWARD CHAIN****



Allocated parking, double glazing, electric heaters, bathroom, fitted kitchen. CALL TO BOOK YOUR VIEWING ASAP

Communal area Having stairs leading to the flat

Entrance hall Having intercom system, doors to various rooms, store

Kitchen 10' 7" x 6' 0" (3.22m x 1.83m) Having wall and base cupboard units with work surfaces over, single drainer sink unit, plumbing for washing machine, double glazed window to the side

Lounge 12' 8" x 11' 1" (3.86m x 3.38m) Having double glazed window to the side, electric radiator

Bathroom Having bath with shower over, wash hand basin, low flush wc, extractor fan, airing cupboard

Bedroom 1 11' 1" x 8' 5" (3.38m x 2.56m) Having double glazed window to the side, electric heater, built-in wardrobe

Bedroom 2 9' 5" x 8' 1" (2.87m x 2.46m) Having double glazed window to the side, electric radiator, built-in wardrobe

Outside Having allocated parking and visitor spaces





TENURE: Leasehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

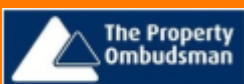
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



**11 Three Tuns Parade
Wolverhampton
WV10 6BA**

01902 788 188

wolverhampton@skitts.net



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The 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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