



**Oaklands Court, 364 Birmingham New Road, Coseley,
Bilston, WV14 9PR**

£115,000



A particularly delightful ground floor apartment tastefully decorated and extremely well presented throughout to a high standard. This spacious two bedroom home is situated in a popular residential area local to amenities including shops, schools and public transport services.

This immaculate home benefits from heating, double glazing, allocated parking, living area with archway leading into dining kitchen fitted with integrated appliances, modern bathroom with corner bath and a burglar alarm system.

The property is offered for sale with no upward chain, thought to be a ideal first home and interior viewing is HIGHLY recommended.

Council Tax Band B. Energy Rating D. Tenure LEASEHOLD.

The current vendor advises us that there are 104 years remaining. Service Charge £2204.65 per annum. Ground Rent £100.00 per annum. All lease details are approximate and should be confirmed by your Legal Representative.

Approach By way of communal entrance via secure intercom entry system.

Reception Hall Having two storage cupboards and wooden flooring.

Living Area 12' 8" x 12' 0" (3.86m x 3.65m) Having double glazed window and archway into kitchen area.

Dining Kitchen 11' 7" x 9' 2" (3.53m x 2.79m) Having inset ceramic type sink top with fitted base units and decorative laminate work tops, built in double oven with four ring electric hob and cooker hood. Integrated refrigerator and freezer, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiling, flush ceiling spot lights and double glazed window.

Inner Hall Having wooden flooring.

Bedroom One 12' 6" x 10' 7" (3.81m x 3.22m) Having electric heater and double glazed window.

Bedroom Two 9' 9" x 7' 3" (2.97m x 2.21m) Having storage cupboard, electric heater and double glazed window.

Bathroom 8' 7" x 5' 6" (2.61m x 1.68m) Having panelled corner bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, wall heater, shaver point, extractor fan and flush ceiling spot lights.

Parking Having allocated parking for one vehicle.





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.

COUNCIL TAX BAND: B

EPC RATING: D

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.

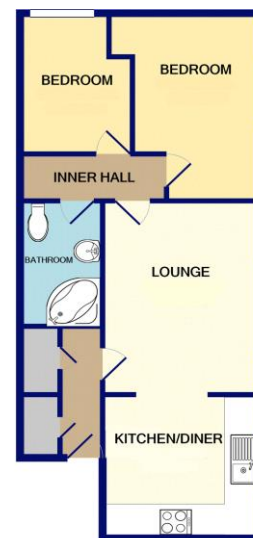
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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 The Finance Family to act 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.

The Finance Family 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.



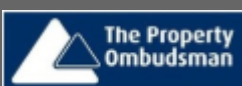


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: