



**Connells**

Kings Hill Mews Darlaston Road  
Wednesbury



# Kings Hill Mews Darlaston Road Wednesbury WS10 7TD

for sale offers over  
**£65,000**



## Property Description

Lease info:

72 Years on the lease.

£642 every 6 Months service charge.

£30 Per year ground rent.

Please check all details with solicitors.

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## Entrance Hallway

Single glazed access door to side, radiator and doors to:-

## Lounge

17' into bay x 12' 3" ( 5.18m into bay x 3.73m )

Double glazed bay window to front, two radiators and storage cupboard.

## Kitchen

7' x 7' 8" ( 2.13m x 2.34m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, gas oven with hob over.

## Bedroom One

11' x 8' ( 3.35m x 2.44m )

Double glazed window to rear and radiator.

## Shower Room

WC, wash hand basin, extractor fan, shower, heated towel rail, wall and floor tiling.

## Outside

Two allocated parking spaces to the rear.





To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WED309372](https://connells.co.uk/Property/WED309372)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Tenure: Leasehold



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