

for sale

offers in the region of **£140,000** Freehold



Ablewell Street Walsall WS1 2EQ

****TWO BEDROOM HOME**** Located in Walsall town centre. Comprises of: Driveway, Open Plan Lounge and Kitchen and one bedroom. Internal viewings are recommended to appreciate this property.

- Energy Rating: D
- IDEALLY LOCATED FOR CHANGE OF USE AS A COMMERCIAL PROPERTY
- EPC RATING - D
- COUNCIL TAX BAND - A

Property Details

Open Plan Living Area 23' 6" x 20' 3" (7.16m x 6.17m)

Open plan living area with kitchen. Front door takes you straight in. Front aspect georgian style window.

Bedroom One 14' 5" x 16' 1" (4.39m x 4.90m)

Georgian style window and radiator.

Bedroom Two 14' 5" x 19' 2" (4.39m x 5.84m)

Georgian style window and radiator.

Bathroom

Walk in shower, toilet and wash hand basin.

Garage 27' x 13' (8.23m x 3.96m)

Double garage that would be ideal for a workshop.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
 WILLENHALL WV13 2BG

Tenure: Freehold

EPC Rating: D

Property Ref: PW1103526 - 0004

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.

Paul Dubberley is a trading name of Connells Residential which 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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk