

for sale

£125,000 Leasehold



Lichfield House Lichfield Road Willenhall WV12 5AB

****TWO BEDROOM APARTMENT****
Located in Willenhall in a popular location. Comprises of: Parking, Lounge, Kitchen, two bedrooms. Internal viewings are recommended to appreciate this property.

- Energy Rating: C
- COUNCIL TAX BAND - A
- EPC RATING - TBC
- PARKING AVAILABLE
- MOTIVATED SELLER

Property Details

Hallway

Doors leading to;

Open Plan Lounge/Kitchen 24' 2" x 21' 6" (7.37m x 6.55m)

To the right of the room there is a side aspect double glazed window. To the left double glazed french doors with a window lead to a Juliet balcony. Walking into the kitchen area there are separate Double glazed window and a single door to a Juliet balcony. In the kitchen there are wall and base units, inset sink with a built in oven and stove top. There is additional space for a washing machine including the plumbing.

Bedroom One 11' 4" x 9' 8" (3.45m x 2.95m)

Side aspect french doors leading to a Juliet balcony.

Bedroom Two 9' 7" x 9' 8" (2.92m x 2.95m)

Side aspect double glazed window.

Shower Room 6' 8" x 5' 5" (2.03m x 1.65m)

Side aspect double glazed window. Walk in shower, toilet and wash hand basin.





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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

To view this property please contact Paul Dubberley on

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WILLENHALL WV13 2BG

Tenure: Leasehold

EPC Rating: C

Property Ref: PWI103549 - 0002

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for completion of the purchase.

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