

for sale

£80,000 Leasehold



Smiths Flour Mill Wolverhampton Street Walsall WS2 8DE

PAUL DUBBERLEY PROUDLY PRESENTS THIS MODERN UPPER FLOOR APARTMENT**ONE BEDROOM**OPEN PLAN**LIVING KITCHEN/DINER**ALLOCATED PARKING**POPULAR LOCATION**CLOSE TO ALL LOCAL AMENITIES**OVER 100 YEARS LEASE**PERFECT FIRST TIME BUYER**VIEWINGS HIGHLY

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Hall

9' 1" x 10' 8" (2.77m x 3.25m)

Entrance door leading to hall with doors leading to;

Shower Room

5' 2" x 5' 9" (1.57m x 1.75m)

With tiled walk in shower cubicle, wash hand basin and low level toilet.

Kitchen/Lounge

21' 3" x 8' 2" (6.48m x 2.49m)

modern fitted kitchen, built in work surfaces, integrated oven and four ring hob with cooker hood, stainless steel sink and drainer.

living space with room for sofa and television, rear double glazed window.

Bathroom

8' 2" x 10' 8" (2.49m x 3.25m)

Double bedroom with space for storage and double doors with Juliet balcony.







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

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14 New Road
 WILLENHALL WV13 2BG

Property Ref: PW1104095 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1680.00

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

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.



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