

for sale

offers over **£110,000** Leasehold



Acorn Mews Acorn Street Willenhall WV13 1NY

A well presented ground floor flat in the modern development of Acorn Mews, Willenhall, Offering two bedrooms, one bathroom and an open plan living kitchen area. Also offering NO UPWARD CHAIN!! Viewings Highly recommended to appreciate size and layout within.

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Hall

6' 5" x 11' 5" (1.96m x 3.48m)

Welcoming entrance with useful storage and access to all rooms.

Lounge/Kitchen

18' 6" x 15' (5.64m x 4.57m)

A stylish and versatile space, perfect for both relaxing and entertainment. The kitchen area is fitted with modern wood-effect units, contrasting work tops and integrated oven with hob and extractor fan. There is also space for plumbing and washing machine. The lounge and dining area enhanced by wood-effect flooring and large french doors opening onto a Juliet balcony, allowing natural light to flood the room.

Bedroom One

11' 5" x 10' 2" (3.48m x 3.10m)

A double bedroom filled with natural light from the large window. Offering ample space for wardrobes and storage, this room provides a calm and comfortable retreat.

Bedroom Two

11' 8" x 10' 3" (3.56m x 3.12m)

Bright and airy room , with a large window, this space is flexible enough to be used as a bedroom, nursery or home office.

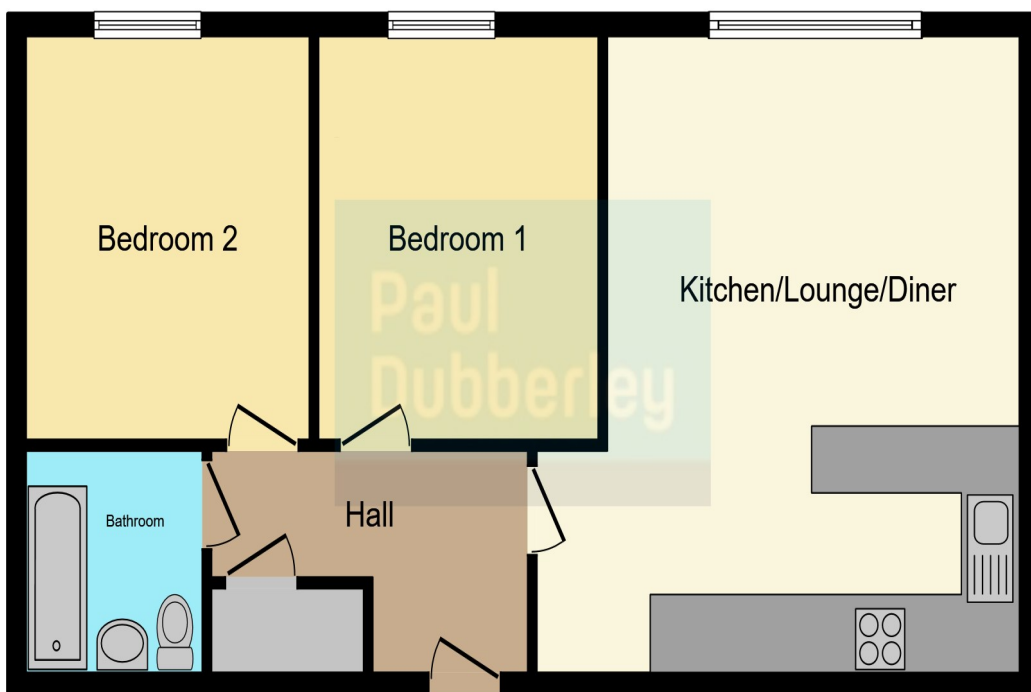
Bathroom

6' 5" x 6' 4" (1.96m x 1.93m)

Modern style bathroom including three piece suite comprising a paneled bath with overhead shower, wash hand basin and low level WC. Tilled walls and flooring create a fresh and low-maintenance space.







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: PWI104148 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2000.00

Ground Rent: 175.00

view this property online PaulDubberley.co.uk/Property/PWI104148

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. 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.

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