

for sale

offers in excess of **£90,000** Leasehold



Newman Avenue Wolverhampton WV4 6DA

**\*\*\*IDEAL FOR INVESTORS AND FIRST TIME BUYERS\*\*\*** Two Bedroom first floor Apartment, Ideally located near excellent transport links and close local amenities. Viewings highly recommended to appreciate the size and layout within. Call now on 01902 494 966 for more information and book your viewing!!!



# Property Details

**Reception Room** 12' 4" x 14' 4" ( 3.76m x 4.37m )  
Double Glazed Window, Access from Hallway.

**Hallway**  
Access from Side door from Communal Area. Stairs up to main hallway, Side Double Glazed Window, Access to;

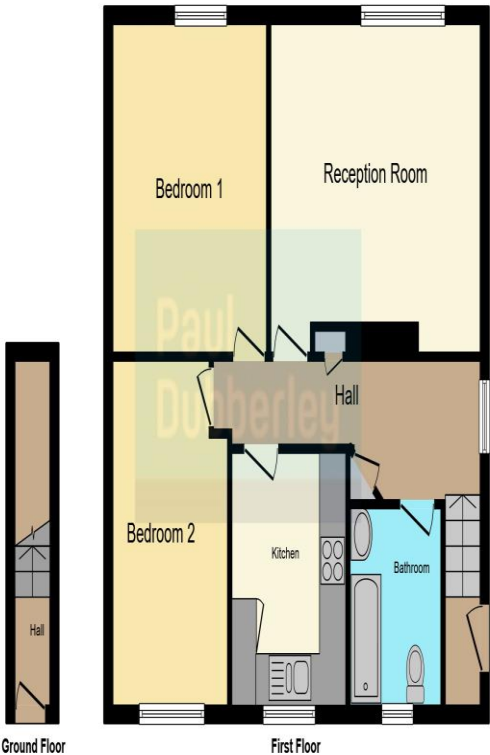
**Kitchen** 9' 5" x 8' 5" ( 2.87m x 2.57m )  
Double Glazed Window, Wall and Base Units with Worktops Over, Sink and Drainer, Room for White Goods and Appliances. Included in sale are the Cooker, Hob and American Style Double Door Fridge Freezer.

**Bedroom One** 11' 4" x 11' 4" ( 3.45m x 3.45m )  
Double Glazed Window

**Bedroom Two** 13' 1" x 7' 2" ( 3.99m x 2.18m )  
Double Glazed Window

**Bathroom**  
Double Glazed Window, Paneled Bath, WC, Wash Hand Basin.

**Exterior**  
Lawned garden with outside storage area



To view this property please contact Paul Dubberley on

**T 01902 494966**  
**E bilston@pauldubberley.co.uk**

69 Church Street  
BILSTON WV14 0AX

Property Ref: PBI104271 - 0006  
Tenure:Leasehold EPC Rating: C  
Council Tax Band: A Service Charge: Ask Agent  
Ground Rent: Ask Agent

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 items such as Leasehold packs

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.localagent.com

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 confirmed by a professional surveyor. 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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