

for sale

offers in excess of **£110,000** Leasehold



Blenheim Drive Wednesbury WS10 9TR

**** WELL PRESENTED TWO BEDROOM SECOND FLOOR FLAT**** Ideal for the first time buyer and located in a quiet cul de sac in Wednesbury. Close to local shops and amenities. Internal viewings are recommended to appreciate this property.



Property Details

Approach Via

Door into communal hall with stairs up to living accommodation.

Entrance Hallway

Loft access and doors too:

Kitchen/Dining Room 14' 6" x 9' 7" (4.42m x 2.92m)

Front aspect double glazed window, 4 ring electric hob, electric storage heater, inset sink and drainer. Space for washing machine and fridge freezer. Hard wood laminate flooring.

Lounge 18' 5" max x 11' 2" max (5.61m max x 3.40m max)

Front aspect double glazed window and wood flooring. Opening in to dining and kitchen area.

Bedroom One 11' 6" x 9' 3" (3.51m x 2.82m)

Rear aspect double glazed window and electric heater.

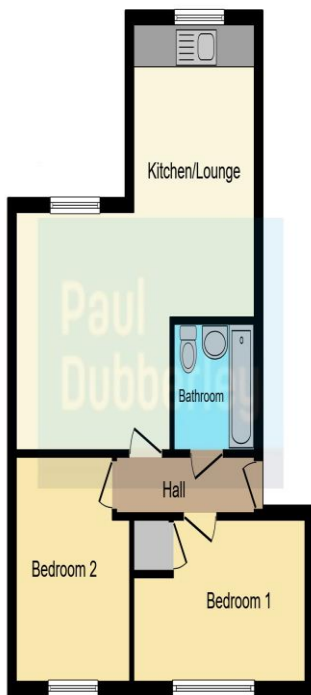
Bedroom Two 12' 10" x 8' (3.91m x 2.44m)

Rear aspect double glazed window and electric heater.

Bathroom

Panel bath, electric shower with glass screen, wash basin, low level w/c and tiled flooring.





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 will ask for your cooperation to ensure 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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WEDNESBURY WS10 9BY

Tenure: Leasehold

EPC Rating: C

Property Ref: PWE103285 - 0006

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 this purchase and should be noted.

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