

for sale

offers over **£60,000** Leasehold



Oatmill Close Wednesbury WS10 9TE

"EXCELLENT FIRST TIME OR INVESTMENT PROPERTY" This first floor Studio apartment benefits from an Extended Lease with over 150 years remaining and no service charge. The property is ideal for a first time buyer or investment purchaser and is offered to the market with no upward chain.



Property Details

Approach Via

Front aspect double glazed door into

Entrance

Stairs upto living accommodation and landing area with doors off too:

Lounge/Bedroom Area 13' 4" x 8' 6" (4.06m x 2.59m)

Having front aspect double glazed window, built in wardrobe storage with additional storage cupboard and loft hatch access with lighting and providing handy storage, and opening into kitchen.

Kitchen Area 5' 2" x 4' 9" (1.57m x 1.45m)

Rear aspect double glazed window, wall & base units with inset sink & drainer

Shower Room

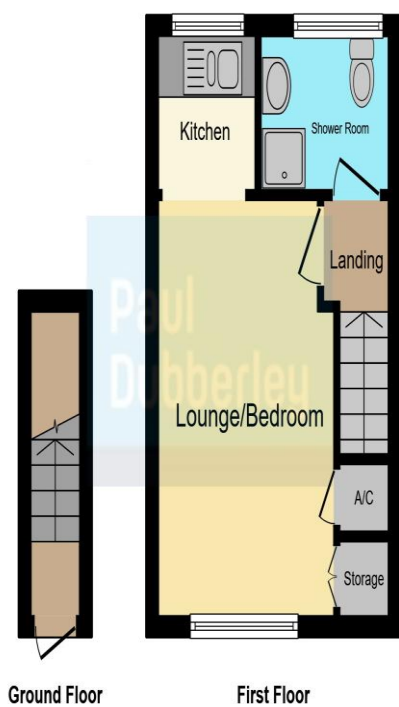
Rear aspect double glazed window, shower cubicle with Triton electric shower over, was hand basin and low level wc.

Outside

Storage/Utility Closet 13' 4" x 8' 6" (4.06m x 2.59m)

Handy storage with plumbing for washing machine.





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 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: E

Property Ref: PWE103374 - 0007

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 involved for this property and should be noted.

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