

for sale

offers in excess of **£80,000** Leasehold



Delville Close Wednesbury WS10 9EF

An excellent opportunity for the investor or first time purchaser. A one bedroom ground floor maisonette with the benefit it of low ground rent & service charge. Benefits from lounge kitchen double bedroom and bathroom and is close to local amenities.



Property Details

Entrance Porch

Side aspect double glazed door and window. Laminate flooring.

Lounge 16' 6" x 9' 5" (5.03m x 2.87m)

Front aspect double glazed window, laminate flooring, radiator, under stairs storage, wood fireplace and gas fire.

Kitchen 9' 1" x 6' 6" (2.77m x 1.98m)

Rear aspect double glazed door and window. door to communal garden, inset sink and drainer, electric hob and electric oven. Tiled flooring, space for washing machine and wall mounted combi boiler.

Bedroom One 10' 2" x 10' 2" (3.10m x 3.10m)

Rear aspect double glazed window, mirror sliding doors with built in wardrobe, laminate wood flooring and radiator.

Shower Room

W/C, wash basin, walk in shower cubicle, part tiled walls, extractor fan and radiator.

Additional Information

Leasehold information:

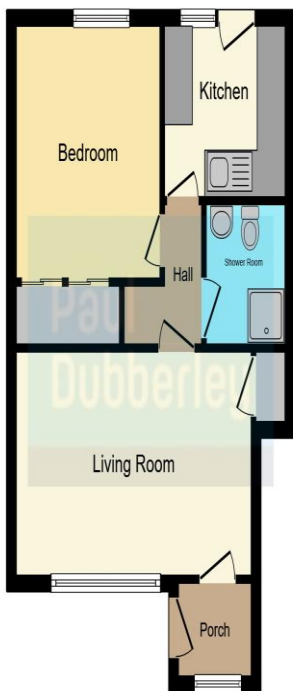
* Number of years left on the lease: 96 years

* Annual service charge: Low

* Annual ground rent: £10

*Ground rent increase: Fixed ground rent





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 if this time 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: PWE103386 - 0007

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1995. Should you require further information please contact the branch. Please Note additional ~~to be completed by the buyer at the time of the offer~~

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