

for sale

offers in the region of **£130,000** Leasehold



## Cobden Street Wednesbury WS10 9RL

A modern style town house set over three floors providing easy access into Dalraston and Walsall Town Centre. The property boasts; two double bedrooms, en suite off bedroom one, large lounge, gated allocated car parking and is conveniently situated within close proximity to Gallagher Retail Park.



# Property Details

## Entrance Hall

With front door, stairs leading living accommodation.

## Hallway

First floor landing, doors to lounge, kitchen, bathroom, airing cupboard and radiator.

## Lounge 12' 5" x 11' 2" ( 3.78m x 3.40m )

With front double glazed window, and electric radiator.

## Kitchen 9' 10" x 8' 6" ( 3.00m x 2.59m )

With rear double glazed window, wall and base units, sink/drain, electric oven with extractor fan over and hob, tiled flooring, facility for plumbed in washing machine, space for fridge/freezer and electric radiator.

## Bathroom

With rear double glazed window, bath with triton shower over and glass shower screen, wash hand basin, W.C, and tiled walls and flooring.

## Second Floor Landing

With loft hatch access, built in storage, and doors to bedrooms.

## Bedroom One 12' 1" x 12' ( 3.68m x 3.66m )

With front double glazed window and electric radiator.

## En Suite

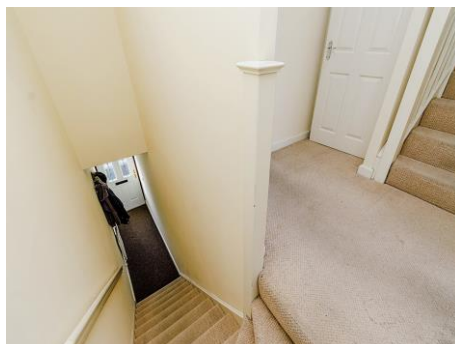
With W.C, wash hand basin, shower cubicle with triton shower, and heated towel rail.

## Bedroom Two 12' x 7' 1" ( 3.66m x 2.16m )

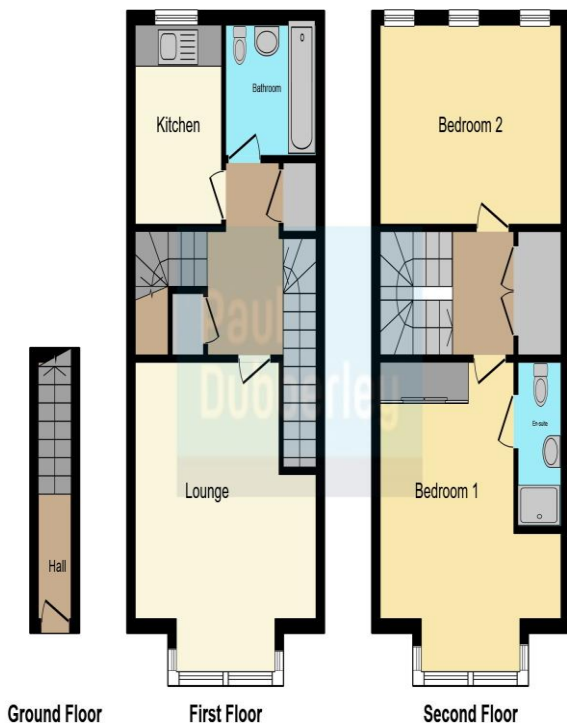
With rear window, three skylights and radiator.

## Rear Garden

With gated secure allocated car parking space located to rear.







To view this property please contact Paul Dubberley on

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**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: PWE102427 - 0008

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2007. Should you require further information please contact the branch. Please Note additional costs will be incurred for insurance and ground rent.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 to 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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