

for sale

offers in excess of **£130,000** Leasehold



## Meeting Street Wednesbury WS10 7PW

**\*\*TWO BEDROOM GROUND FLOOR FLAT\*\*** Ideal for first time buyer! Located in a popular area of Wednesbury close to the local Town Centre and transport links. We recommend internal viewings to appreciate the accommodation we have on offer.



# Property Details

## Communal Entry

Intercom entry system, built in storage, double glazed door to front and access to private accommodation.

## Entrance Hallway

Airing cupboard, storage cupboard and doors to;

**Lounge** 12' 8" x 12' plus recess ( 3.86m x 3.66m plus recess )

Rear aspect double glazed window, electric heater and double glazed patio doors to Juliet balcony.

**Kitchen** 11' 2" max x 6' 4" max ( 3.40m max x 1.93m max )

Front aspect double glazed window, a range of wall and base units with work surfaces over, breakfast bar, sink and drainer, electric oven with extractor over and hob, space for washing machine and fridge freezer.

**Bedroom One** Irregular Shaped Room x ( x )

Rear aspect double glazed window, electric heater and fitted wardrobes. Door to En suite.

## Modern Re Fitted En Suite

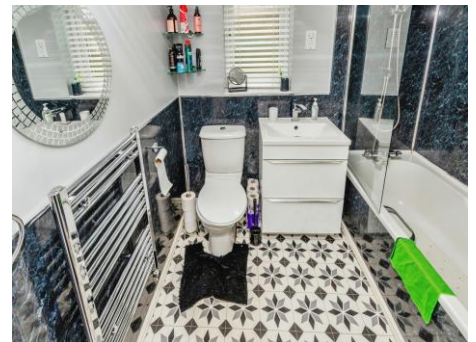
W/C, walk in shower cubicle, extractor fan, tiled walls and flooring, wash basin in vanity unit and heated towel rail.

**Bedroom Two** 9' 11" x 8' 8" ( 3.02m x 2.64m )

Front aspect double glazed window and electric heater.

## Modern Bathroom

Side aspect double glazed window, w/c, wash hand basin in vanity unit, bath with mixer taps and shower head over, extractor fan, heated towel rail, part tiled walls and vinyl tiled effect 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 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.

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 WEDNESBURY WS10 9BY

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: PWE103529 - 0005

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional ~~to be added to the particulars of the lease~~

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