

for sale

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



Wedgbury Close Wednesbury WS10 0DA

****TWO BEDROOM MODERN TOP FLOOR APARTMENT**** Leasehold property with 130 years remaining. Ideal for a first time buyer. Located in Wednesbury, close to local shops, schools and amenities. We recommend internal viewings for this property.



Property Details

Access Via

Communal entrance and stairs to flat.

Entrance Hall

Wood flooring, side aspect door to rooms, loft space and built in airing and storage cupboard.

Lounge 15' 4" max x 15' 2" max (4.67m max x 4.62m max)

Juliet balcony, side aspect french doors, electric heater.

Kitchen 9' 3" x 7' 8" (2.82m x 2.34m)

Front aspect double glazed window, wall and base units, space for fridge freezer and washing machine included. Electric oven and hob with extractor over and tiled flooring.

Bedroom One 12' x 9' 2" (3.66m x 2.79m)

Front aspect double glazed window and electric heater.

Bedroom Two 9' 5" x 8' 4" (2.87m x 2.54m)

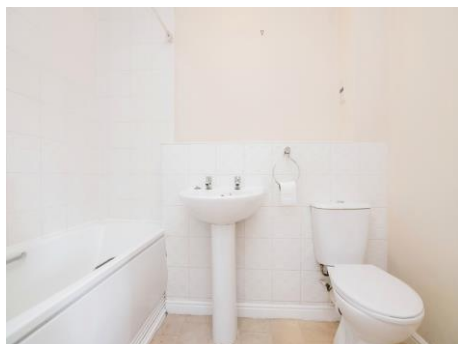
Front aspect double glazed window and electric wall heater.

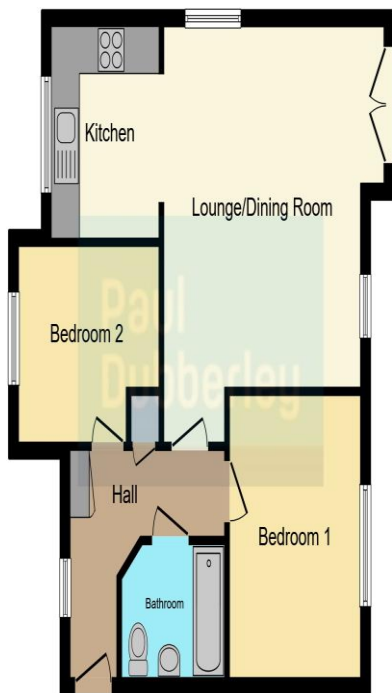
Bathroom

Low level w/c, wash hand basin and panel bath with shower.

Additional Notes

Secure intercom entrance leading to property. Communal garden and allocated parking space.





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.

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To view this property please contact Paul Dubberley on

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Tenure: Leasehold

EPC Rating: D

Property Ref: PWE103544 - 0005

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 it to be marketed on the website only.

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