

for sale

offers in the region of **£115,000** Leasehold



Monarch Court Cook Street Wednesbury WS10 9FD

****TWO BEDROOM FIRST FLOOR FLAT****

Located in Wednesbury near to local shops, schools and amenities. We would recommend internal viewings to appreciate the accommodation we have on offer.



Property Details

Access Via

Communal door, stairs to flat.

Entrance Hall

Doors to bedroom, lounge/kitchen and bathroom.

Lounge/Kitchen 20' 9" x 13' 1" (6.32m x 3.99m)

Double glazed bay window, kitchen having wall and base units, inset sink and drainer, electric hob and oven, space for washing machine and fridge freezer.

Bedroom One 13' 7" x 10' 2" (4.14m x 3.10m)

2 x rear aspect double glazed velux windows.

Bedroom Two 13' 7" x 9' 2" (4.14m x 2.79m)

2 x rear aspect double glazed velux window.





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 co-operation in order 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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97 Walsall Street
 WEDNESBURY WS10 9BY

Tenure: Leasehold

EPC Rating: B

Property Ref: PWE103457 - 0006

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 those who are not leasehold only.

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