

for sale

offers in excess of **£125,000** Leasehold



Penny Court Walsall WS6 6HH

SPACIOUS & FULLY RENOVATED FIRST FLOOR TWO BEDROOM APARTMENT in the desirable village location of GREAT WYRLEY. Boasting TWO DOUBLE BEDROOMS & MODERN INTERIOR THROUGHOUT! Internal viewings are recommended to appreciate the accommodation we have on offer.



Property Details

Hallway

Having a front entrance door, ceiling light point, laminate flooring, storage cupboard and doors to lounge, kitchen, bedrooms and bathroom

Kitchen 7' 5" x 7' 1" (2.26m x 2.16m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated electric oven with induction hob and extractor hood over, plumbing for the washing machine, space for appliances, tiled splash-backs, ceiling light point, laminate flooring and a double glazed window to the front aspect

Lounge 16' 9" x 12' (5.11m x 3.66m)

Having a double glazed window to the front aspect, storage heater, ceiling light point, TV point and laminate flooring

Bedroom One

Having a double glazed window to the rear aspect, storage heater, ceiling light point and carpeted flooring

Bedroom Two 9' 1" x 8' 7" (2.77m x 2.62m)

Having a double glazed window to the rear aspect, storage heater, ceiling light point and carpeted flooring

Bathroom

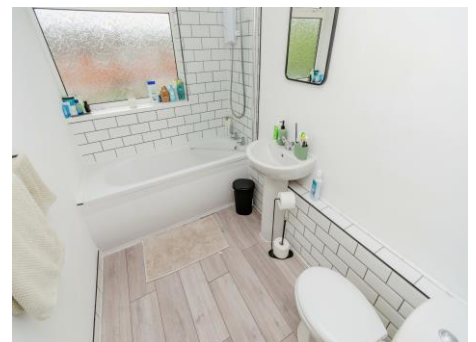
Having a WC, wash hand basin, bath with shower over, glass shower screen, tiled splash-backs, ceiling light point and a double glazed window to the rear aspect

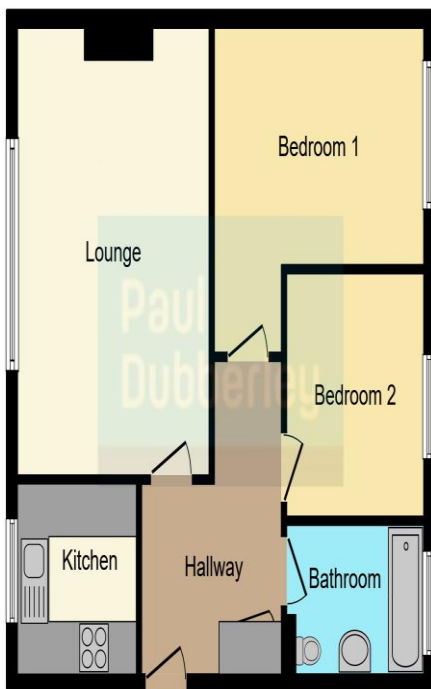
Front

Having ample communal parking spaces

Rear

Communal gardens





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 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: C

Property Ref: PWE103675 - 0008

This is a Leasehold property with details as follows; Term of Lease 99 years from 20 Jan 2025. Should you require further information please contact the branch. Please Note additional costs could be incurred for items not included in the sale.

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