

for sale

offers in the region of **£70,000** Leasehold



## Corns House Birmingham Street Wednesbury WS10 9JH

Ground floor flat in popular residential location currently having tenant in situ and ideal for the investment or first time purchaser. The property has a low Yearly Service Charge and benefits from lounge separate kitchen double bedrooms and bathroom.



# Property Details

## Access Via

Communal entrance leading to communal hallway.

## Hallway

Radiator, storage cupboard and doors too:

## Lounge 11' 7" x 12' ( 3.53m x 3.66m )

Front aspect double glazed window and laminate wood flooring.

## Bedroom One 10' 1" x 11' 7" ( 3.07m x 3.53m )

Front aspect double glazed window, radiator and wood flooring.

## Kitchen 8' x 9' ( 2.44m x 2.74m )

Front aspect double glazed window, wall and base units, inset sink and drainer.

## Bathroom

Rear aspect double glazed window, panel bath, wash basin and w/c.





To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
WEDNESBURY WS10 9BY

Property Ref: PWE103742 - 0005

Tenure:Leasehold EPC Rating: G

Council Tax Band: A Service Charge: 670.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold fees.

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 confirmed by other means. 4. We do not check property contents. 5. 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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