

for sale

offers in the region of **£110,000** Leasehold



## Monarch Court 8 Cook Street Wednesbury WS10 9FD

### **\*\*TWO BEDROOM APARTMENT\*\***

Located in Wednesbury close to local shops, schools and amenities. Perfect for a first time buyer or investment opportunity. Internal viewings are recommended to appreciate the accommodation we have on offer.



# Property Details

## Living Room/Kitchen 15' 6" x 14' 9" ( 4.72m x 4.50m )

Rear aspect double glazed window and electric radiator (Living Room Area). Tiled flooring, wall and base units with work surfaces over, integrated oven with extractor over and sink and drainer (Kitchen Area).

## Bedroom One 13' 6" x 9' 1" ( 4.11m x 2.77m )

Rear aspect double glazed window and electric radiator.

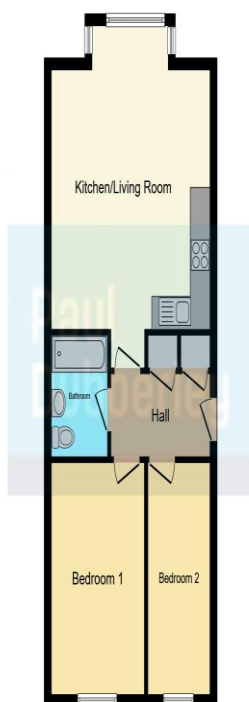
## Bedroom Two 13' 6" x 6' 3" ( 4.11m x 1.91m )

Rear aspect double glazed window and electric radiator.

## Bathroom 5' 7" x 6' 6" ( 1.70m x 1.98m )

Tiled walls, bath with shower over and shower screen, w/c and wash hand basin.





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](http://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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WEDNESBURY WS10 9BY

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: PWE103780 - 0004

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 incurred for this property.

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