

for sale

offers in the region of **£100,000** Leasehold



## Holyhead Road Wednesbury WS10 7DQ

The apartment briefly comprises of a spacious lounge, a double bathroom, a fully fitted kitchen with plumbing for utilities and space for appliances and a part tiled bathroom having a bath with shower over. The property benefits from having an allocated parking space. Offered with no upward chain.



# Property Details

## Comumunal Entrance

Communal door giving access to the share hallway.

## Hallway

Front entrance door, carpet flooring, ceiling light point, storage cupboard, electric radiator, telecom to the communal front entrance and doors leading to all rooms

## Lounge

Double glazed window, carpet flooring, ceiling light point and radiator.

## Kitchen

Range of wall and base units and drawer units with laminate worktops over, double glazed window, vinyl flooring, sink and drainer, plumbing for washing machine, space for fridge freezer, ceiling light point, electric oven and electric hob with extractor over. Door to airing cupboard.

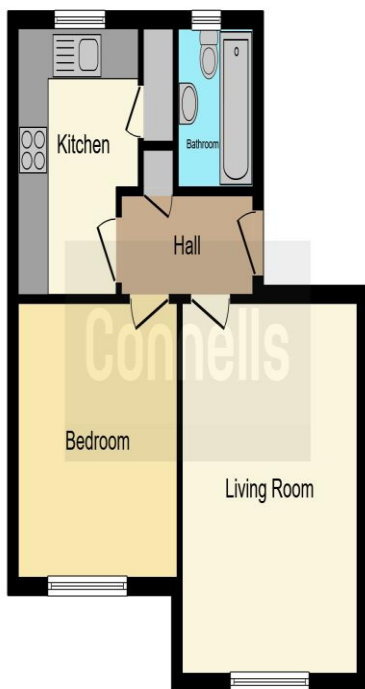
## Bedroom

Double glazed window, carpet flooring, ceiling light point and electric radiator.

## Bathroom

Double glazed window, bath with shower over, wash hand basin, w/c, ceiling light point, electric towel radiator, part tiled walls and vinyl flooring.





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 confirmed by the buyer. 4. The seller has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Additional costs could be incurred for items such as leasehold fees.

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

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

97 Walsall Street  
 WEDNESBURY WS10 9BY

Property Ref: PWE103638 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1140.00

Ground Rent: 180.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold fees.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)