## Paul Dubberley

PaulDubberley.co.uk

# for sale

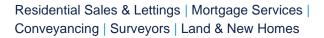
## offers in the region of £160,000 Leasehold



### Croft House Brewood Road Coven Wolverhampton WV9 5DA \*\*Modern two bedroom first floor flat\*\* ideal

\*\*Modern two bedroom first floor flat\*\* ideal for a first time buyer or investment purchaser! Internal viewings are recommended to appreciate the accommodation we have on offer.









## **Property Details**

### **Entrance Hall**

Door to bedroom two and doors to kitchen/dining room/lounge.

**Kitchen/Dining Room/Lounge** 18' 7" x 17' 7" ( 5.66m x 5.36m )

**Bedroom One** 18' 1" x 11' 9" ( 5.51m x 3.58m ) Side aspect window.

**En Suite** 

Shower cubicle, w/c, sink, tiled walls and flooring.

**Bedroom Two** 14' 10" x 12' 3" ( 4.52m x 3.73m ) Rear aspect window.

### Bathroom

Side aspect window, bath with shower over, w/c and sink.









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 lability is taken for any error, omission or mistatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Paul Dubberley on

#### T 0121 505 3533 E wednesbury@pauldubberley.co.uk

97 Walsall Street WEDNESBURY WS10 9BY

Property Ref: PWE103872 - 0005 Tenure:Leasehold EPC Rating: D Council Tax Band: B Service Charge: 1876.83 Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we wold a stark to rout of the lease will be not dealy in agreein photomation please not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be core opticated the photomatic place and we wold a stark or your contract. 3. The measurements indicated are supplied for guidance only and as such must be core opticated the photomatic place and we wold a such must be core opticated to the photomatic place and we wold a such must be core opticated to the photomatic place and we wold as a such must be core opticated to 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.

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