

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 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 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 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 independent professional advice. 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

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 about the Term of the lease. For further information please contact the branch. Please note additional fees could be required for items such as Leasehold packs.

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