

**for sale**

offers in the region of

**£75,000 Leasehold**



**Old Park Road Wednesbury WS10 9JG**

**\*\*TWO BEDROOM TERRACED  
BUNGALOW \*\*** Located in a popular area of Wednesbury! Close to local school, shops and amenities. Comprises of Lounge, Kitchen, Bathroom, Two bedrooms and Rear Garden. We recommend internal viewings to appreciate the Bungalow we have to offer. **OVER 55'S ONLY, CASH BUYERS ONLY!**

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# Property Details

## Porch

Front aspect door and door leading to living room.

## Living Room 11' x 11' 8" ( 3.35m x 3.56m )

Front aspect double glazed window, radiator, fire surround and fireplace.

## Kitchen 9' 1" x 7' 8" ( 2.77m x 2.34m )

Rear aspect double glazed window, white good space, fitted cooker, radiator, part tiled walls, wall and base units, boiler, sink and drainer.

## Bedroom One 8' 8" x 12' 3" ( 2.64m x 3.73m )

Rear aspect double glazed window, radiator and built in wardrobe.

## Bedroom Two 6' 2" x 11' 6" ( 1.88m x 3.51m )

Front aspect double glazed window 3, radiator and built in wardrobe.

## Bathroom

Tiled floor, w/c, wash hand basin, walk in shower, part tiled wall, cupboards and radiator.

## Rear Garden

Patio area, shrub boarders and storage.

## Agents Notes

Agents Note:

This property is currently under shared ownership in conjunction with Green Square Accord Housing Association who have criteria

for any purchase, the advertised price is for the sellers 50% share. Please

contact with Green Square Accord Housing Association for guidance on

purchase requirements.

In addition, Green Square Accord Housing Association have advised that they

would be prepared to staircase a transaction to 100% Free hold

ownership. This would mean that any potential purchaser would

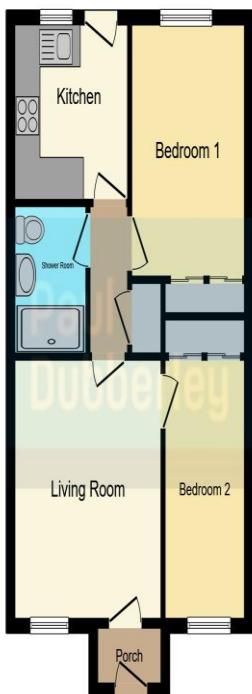
buy the vendor's 50% share and the remaining 50% share

from

Green Square Accord Housing Association providing a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

The term of the lease is 99years from 1991, which means there are currently 74years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.





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 approximate. It is the responsibility of the purchaser to check measurements, particularly dimensions, areas and levels. We have not tested any apparatus, equipment, fixtures, fittings or services and it is 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

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

**97 Walsall Street**  
**WEDNESBURY WS10 9BY**

**Property Ref: PWE104104 - 0010**

**Tenure: Leasehold** **EPC Rating: A**

**Council Tax Band: B** **Service Charge: 858.60**

**Ground Rent: Ask Agent**

**This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional**