

for sale

offers in the region of **£130,000** Leasehold



King Street Wednesbury WS10 7PQ

An excellent opportunity to purchase this well presented first floor apartment conveniently located close to Wednesbury town centre and making an excellent first time or investment purchase. Benefiting from a long lease and currently being unoccupied, which makes the property chain free.



Property Details

Approach Via

Front aspect door into communal hallway with stairs to accommodation

Hallway

Having doors off to all rooms, electric storage heater and built in storage closet.

Modern Lounge 14' 9" x 11' 8" (4.50m x 3.56m)

Having front aspect double glazed window and electric storage heater.

Separate Modern Kitchen 10' x 6' 2" (3.05m x 1.88m)

Rear aspect double glazed window, matching range of wall & base units with inset sink & drainer, space for washing machine and fridge freezer, integrated electric hob and oven.

Bedroom One 10' 8" x 10' 3" (3.25m x 3.12m)

Front and side aspect double glazed windows and electric storage heater,

Bedroom Two 10' 1" x 6' 9" (3.07m x 2.06m)

Rear aspect double glazed window and built in storage and electric storage heater.

Family Bathroom

Having panel bath with shower over, low level wc, wash hand basin, part tiled walls, tiled flooring rear aspect double glazed window, and heated towel rail.

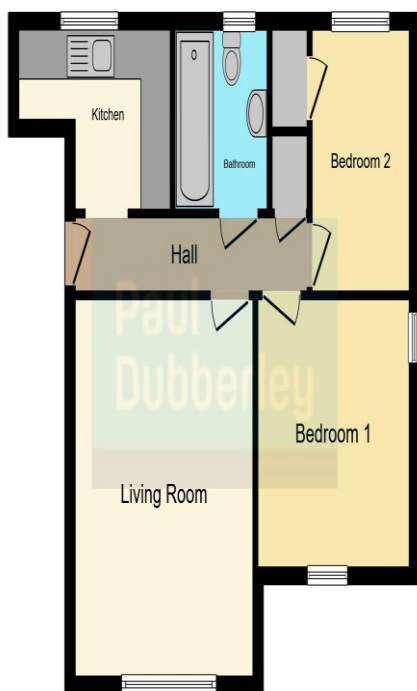
Communal Area With Parking

Outside the property there are communal grounds with an allocated parking space.

Bedroom Two

Rear aspect double glazed window and built in storage and electric storage heater.





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 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. Insurance should be arranged for items such as leasehold property.

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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Property Ref: PWE104205 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1600.00

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 property.

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