



**55 Horace Street,
WV14 9HU**

Taylors

**Offers in the Region of
£89,950**

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Impressive One-Bedroom Second Floor Flat in Coseley!

Situated in a popular Coseley neighbourhood, this well-presented second floor flat is within walking distance of local amenities and excellent transport links – ideal for first time buyers, downsizers, or investors.

Beautifully maintained by the current owners, the property benefits from double glazing and gas central heating, and briefly comprises:

Entrance Hall with two storage cupboards (one currently used as a utility area)

Open Plan Lounge & Kitchen – bright and sociable living space

Double Bedroom

Modern Family Bathroom

Communal Gardens

A fantastic opportunity to purchase a move-in ready flat in a convenient location. Early viewing is highly recommended!

Council Tax - A EPC - TBA Tenure - Leasehold - 103 years remaining.

Service Charge £933.70 per annum, Ground Rent £10.00/ annum.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage:

checker.ofcom.org.uk/en-gb/broadbandcoverage/

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Entrance Hall with two storage cupboards, one housing utilities (5'5" x 5'3")

Lounge - 4.52m x 3.07m (14'10" x 10'1")

Kitchen - 3.07m x 1.88m (10'1" x 6'2")

Bedroom - 3.61m x 3.18m max (11'10" x 10'5" max) with built in storage.

Bathroom - 1.93m x 1.83m (6'4" x 6'0")

Communal Gardens

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Council Tax Band: A

Tenure: Leasehold

Property Type: Flat

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- ONE BEDROOM SECOND FLOOR FLAT
- POPULAR COSELEY LOCATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- STYLISH OPEN PLAN LOUNGE KITCHEN
- FAMILY BATHROOM
- COMMUNAL GARDENS

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MISREPRESENTATION ACT 1967

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