

**for sale**

offers in the region of

**£130,000 Leasehold**



**Loxdale Sidings Bilston WV14 0TR**

\*Paul Dubberley Estate Agents present this two-bed ground floor apartment with spacious living/dining room, separate kitchen, en-suite to main bedroom, family bathroom, and no upward chain. Great transport links, local shops, and schools nearby.\*



# Property Details

## Entrance Hallway

Storage cupboard; Central heated radiator; Doors to living/dining room, bedrooms and bathroom

## Bathroom

Central heated radiator; Partially tiled; Bath; Basin; Toilet

## Living/Dining Room 20' 6" x 13' 1" ( 6.25m x 3.99m )

Double glazed windows to side aspect; Central heated radiator; Access to kitchen

## Kitchen 7' 9" x 7' 8" ( 2.36m x 2.34m )

Double glazed window to side aspect; Wall and base units; Space for appliances; Integrated oven and hob; Tiled splashback; Stainless steel sink

## Bedroom One 11' 4" x 12' ( 3.45m x 3.66m )

Double glazed window to side aspect; Central heated radiator; Built in wardrobes; Door to en-suite

## En-Suite

Double glazed window to side aspect; Central heated radiator; Enclosed shower cubicle; Basin; Toilet

## Bedroom Two 8' 7" x 8' 5" ( 2.62m x 2.57m )

Double glazed window to side aspect; Central heated radiator



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)



To view this property please contact Paul Dubberley on

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**69 Church Street  
BILSTON WV14 0AX**

**Property Ref: PBI103607 - 0003**

**Tenure: Leasehold EPC Rating: C**

**Council Tax Band: A Service Charge: 1369.13**

**Ground Rent: 100.00**

**This is a Leasehold property with details as follows; Term of 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. 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. Potential buyers are advised to recheck measurements before committing to any purchase. 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.**

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