

for sale

offers over **£95,000** Leasehold



## Loxdale Sidings Bilston WV14 0TN

**\*ONE-BEDROOM FIRST-FLOOR FLAT** featuring a **BRIGHT AND SPACIOUS LOUNGE**, **FITTED KITCHEN**, and **BATHROOM**, along with **COMMUNAL PARKING**. Ideally located close to **EXCELLENT TRANSPORT LINKS**, **LOCAL SHOPS** and **AMENITIES**, and **NEARBY SCHOOLS**, making it **PERFECT FOR FIRST-TIME BUYERS OR INVESTORS**.\*

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# Property Details

## Agent Notes

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.

## Entrance Hallway

Central heated radiator; Doors to bedroom, bathroom and lounge

## Lounge 15' 2" x 9' 6" ( 4.62m x 2.90m )

Double glazed window to rear aspect; Central heated radiator; Electric fire; Door to balcony

## Kitchen 9' 7" x 6' 2" ( 2.92m x 1.88m )

Double glazed window to rear aspect; Central heated radiator; Wall and base units; Integrated oven and hob; Space for appliances

## Bedroom 7' 9" x 11' 4" ( 2.36m x 3.45m )

Double glazed window to front aspect; Central heated radiator

## Bathroom

Shower over bath; Toilet; Basin; Partially tiled; Extractor fan; Central heated radiator; Storage cupboard



Ground Floor

Total floor area 33.7 m<sup>2</sup> (363 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Paul Dubberley on

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BILSTON WV14 0AX

Property Ref: PBI104904 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1365.60

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as household goods

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.

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