



**Paul
Dubberley**

Manifold Way Wednesbury



Property Description

This well-presented first floor flat offers comfortable and modern living, making it an ideal home for first-time buyers, professionals, couples, or investors. The property features one generously sized bedroom and one single room, with the principal bedroom benefiting from a private en-suite shower room.

The accommodation also includes a bright and spacious living area, a fitted kitchen, and a contemporary family bathroom. Well-maintained throughout, the flat provides a practical and welcoming living space with plenty of natural light.

Further benefits include allocated parking, providing convenient off-road parking for residents and a desirable location.

Entrance Hall

Radiator, doors to bedrooms, bathroom and living room/kitchen.

Kitchen/Living Room

21' 9" x 10' 9" (6.63m x 3.28m)

Front and rear aspect double glazed windows, 2 x radiators, wall and base units, sink and drainer, integrated electric cooker with gas hob, lino flooring, part tiled walls and space for appliances.

Bedroom One

11' 6" x 11' (3.51m x 3.35m)

Front aspect window and radiator.

Bedroom Two

8' 4" x 6' 2" (2.54m x 1.88m)

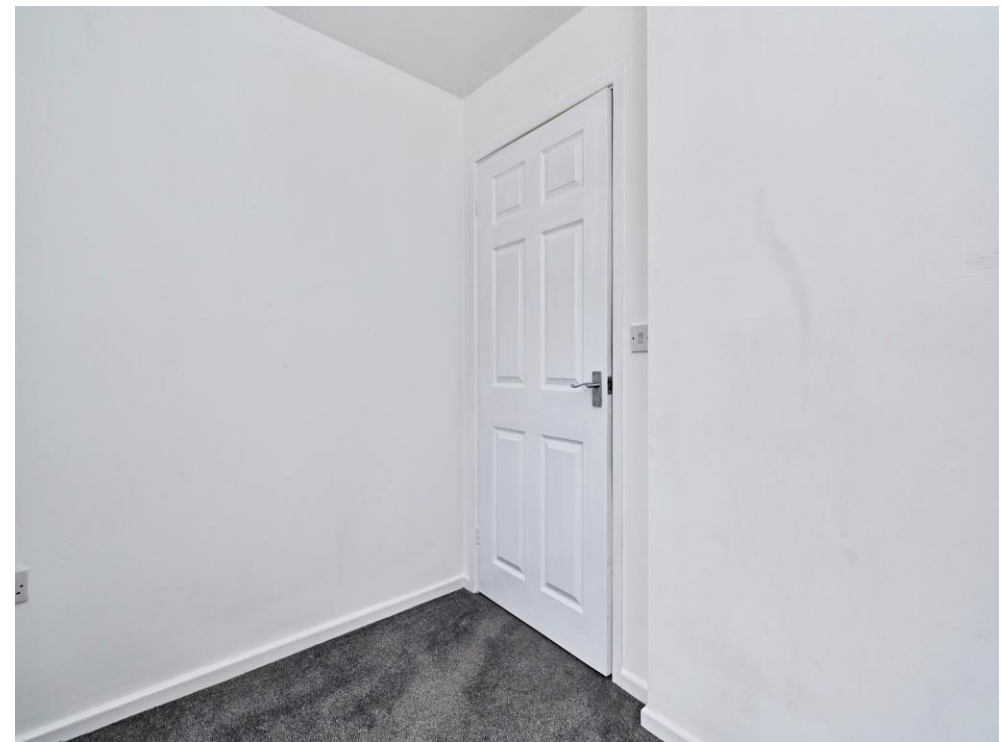
Rear aspect window and radiator.

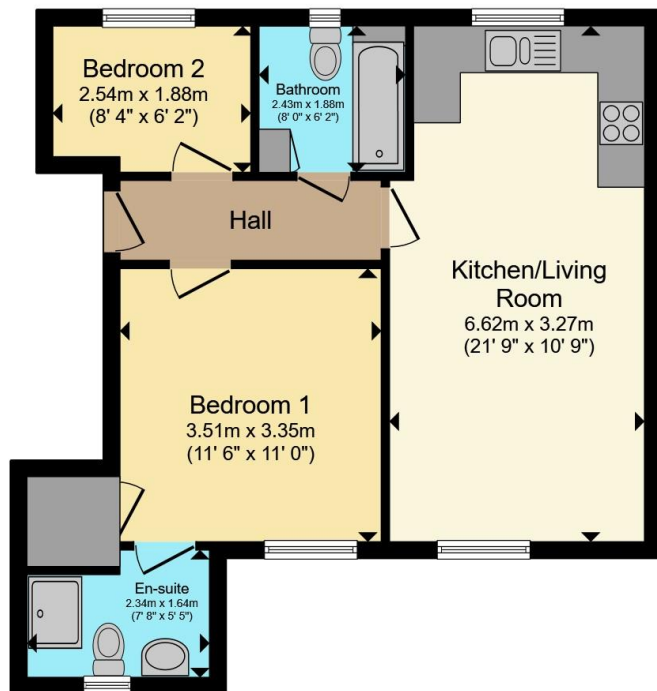
Front

Allocated parking space.

Agents Note

AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.





First Floor

Total floor area 51.0 m² (549 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

**Paul
Dubberley**



To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: C Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online PaulDubberley.co.uk/Property/PWE104431

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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 incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. 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.

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.

See all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PWE104431 - 0008

