

Rothesay Gardens,WOLVERHAMPTON WV4 6DD

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welcome to

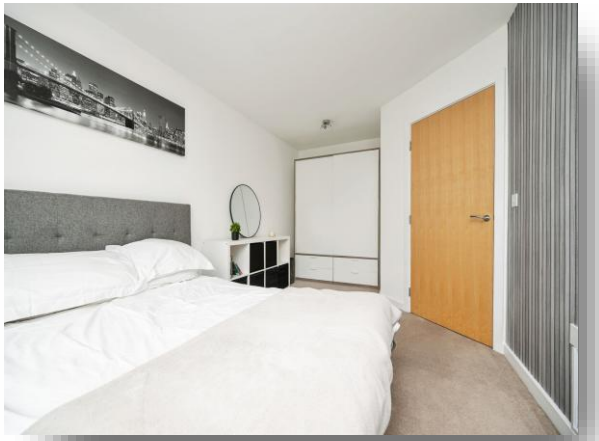
Rothesay Gardens, WOLVERHAMPTON

** TWO BEDROOM UPPER FLOOR APARTMENT ** LOUNGE/DINING AREA ** FITTED KITCHEN ** BATHROOM ** ALLOCATED PARKING ** COMMUNAL GROUNDS ** VIEWING HIGHLY ADVISED **



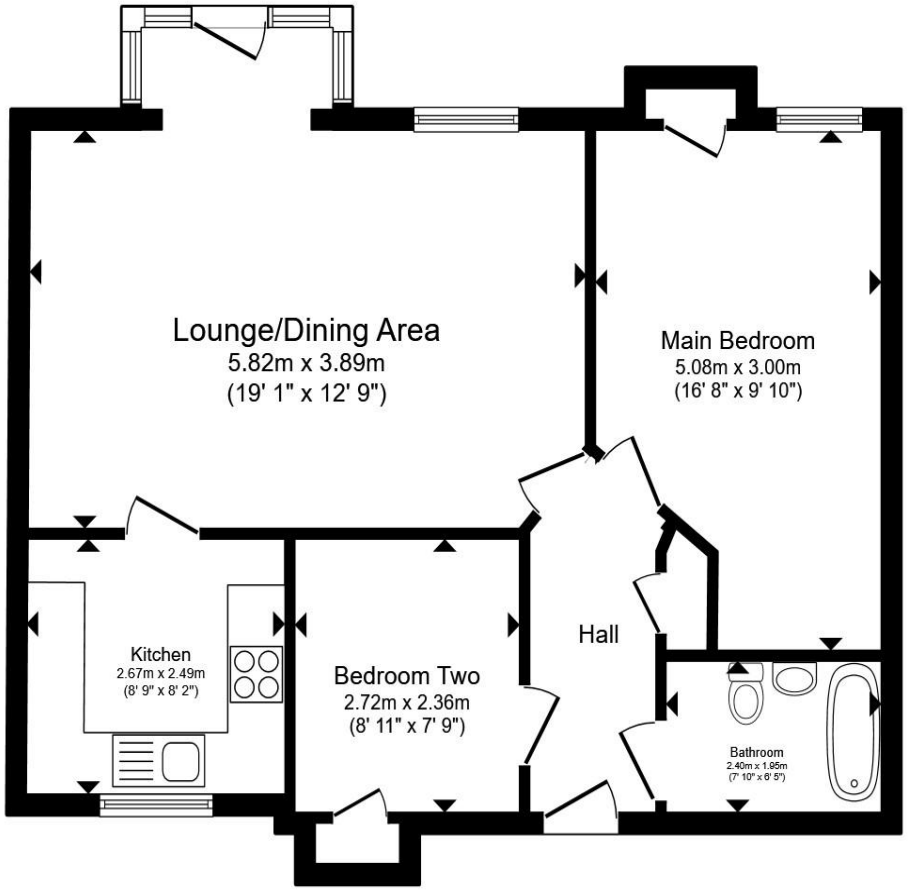












Floor Plan

Total floor area 61.9 m² (666 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

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Agent Note

Entrance Hall

Lounge

Kitchen

Bedroom One

Bedroom Two

Bathroom

welcome to

Rothesay Gardens, WOLVERHAMPTON

- Two bedroom upper floor apartment
- Lounge/ dining area
- Fitted kitchen
- Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 2000.00
Ground Rent: 133.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

offers over

£130,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/DLY106648

The Property Ombudsman

Property Ref:
DLY106648 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01384 238779

dudley@shipways.co.uk

216 High Street, DUDLEY, West Midlands, DY1 1PB

shipways.co.uk

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