



Windmill Street, Wednesbury

£170,000

Wednesbury

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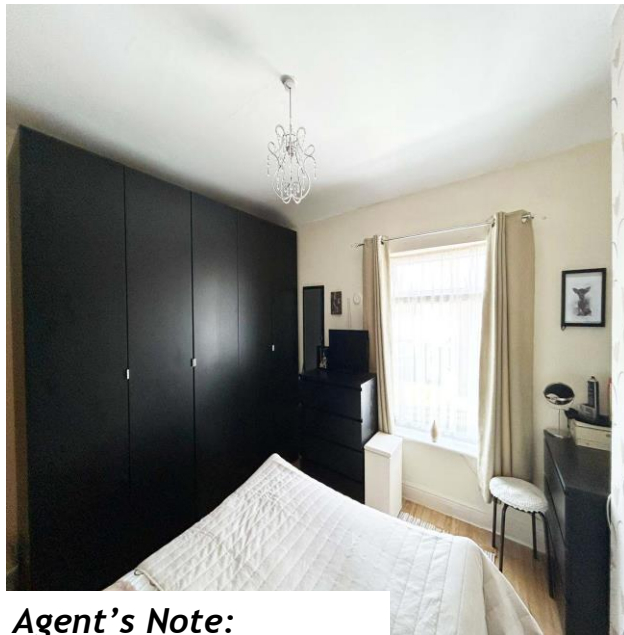


This well-maintained two-bedroom mid-terrace property in Wednesbury offers comfortable living accommodation, ideal for first-time buyers or investors.

The property is conveniently located close to Wednesbury town centre, with excellent access to local amenities, as well as nearby Brunswick Park for outdoor leisure.

Commuters will benefit from easy access to Junction 9 of the M6 motorway and the popular Gallagher Retail Park. Early viewing is advised to appreciate the location and condition of this lovely home.





Property Specification

NEARBY WEDNESBURY TOWN CENTRE
WALKING DISTANCE TO BRUNSWICK PARK
TWO RECEPTION ROOMS
WELL MAINTAINED THROUGHOUT
TRANSPORT LINKS

Lounge 11' 3" x 12' 2" into recess (3.43m x 3.71m)

Dining Room 11' 2" x 12' 2" into recess (3.40m x 3.71m)

Kitchen 10' 0" x 6' 4" (3.05m x 1.93m)

Bedroom 1 11' 1" x 12' 2" into recess (3.38m x 3.71m)

Bedroom 2 11' 4" x 12' 2" into recess (3.45m x 3.71m)

Ground Floor Shower Room

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

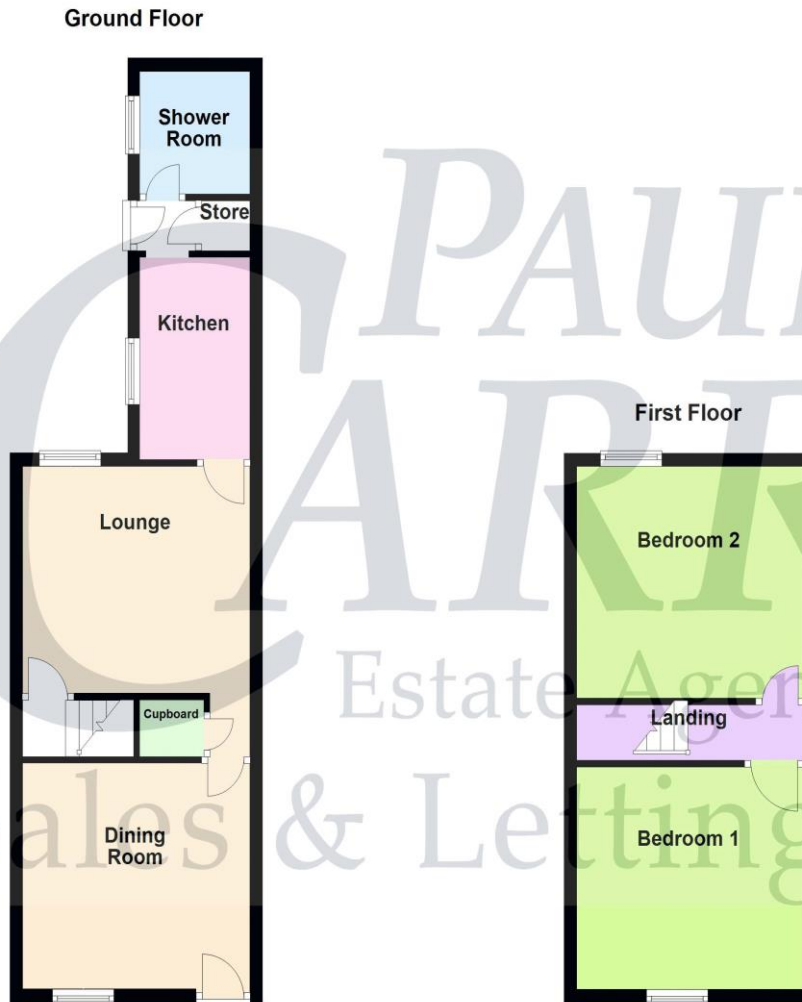
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, electric, water, drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Map Location

