

for sale

offers over **£130,000** Leasehold



Willenhall Road Wolverhampton WV1 2JQ

****A well-presented TWO BEDROOM upper floor apartment featuring a spacious OPEN PLAN LIVING room/kitchen, master bedroom with EN-SUITE and a private BALCONY area. Conveniently located with EXCELLENT TRANSPORT LINKS, nearby LOCAL AMENITIES, and access to WELL-REGARDED SCHOOLS.****



Property Details

Entrance Hallway

Two storage cupboards; Doors to living room, bedrooms and bathroom

Living Room 13' 3" x 13' (4.04m x 3.96m)

Double glazed windows to rear and side aspect; Two french doors to balcony; Central heated radiator

Kitchen 9' 4" x 7' 3" (2.84m x 2.21m)

Double glazed window to rear aspect; Integrated oven and hob; Extractor fan; Space for washing machine and fridge freezer; Tiled splashback areas

Bedroom One 12' x 11' 7" (3.66m x 3.53m)

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

En-Suite

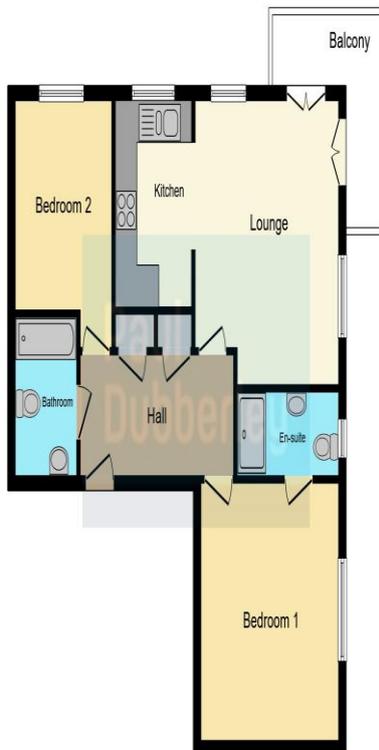
Double glazed window to side aspect; Tiled enclosed shower area; Basin; Toilet

Bedroom Two 9' 6" x 8' 8" (2.90m x 2.64m)

Double glazed window to rear aspect

Bathroom

Partially tiled splashback area; Bath; Basin; Toilet



To view this property please contact Paul Dubberley on

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Property Ref: PBI104617 - 0003

Tenure:Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1288.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

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.localagent.com

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 confirmed by a professional surveyor. 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.

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