

for sale

£90,000 Leasehold



## Smiths Flour Mill Wolverhampton Street Walsall WS2 8DE

A fantastic opportunity to secure a stylish home within a modern development. Open Plan Lounge/Kitchen/Diner, One Bedroom, Bathroom, Electric Heating, Allocated Parking, Excellent access to local amenities, transport links and scenic canal-side walks perfect for first-time buyers or investors.

# Smiths Flour Mill Wolverhampton Street Walsall WS2 8DE

## Entrance Hall

Having doors to all rooms

## Open Plan Lounge/Kitchen/Diner

16' 5" max x 11' 7" max ( 5.00m max x 3.53m max )

## Bedroom One

14' 11" x 10' 6" ( 4.55m x 3.20m )

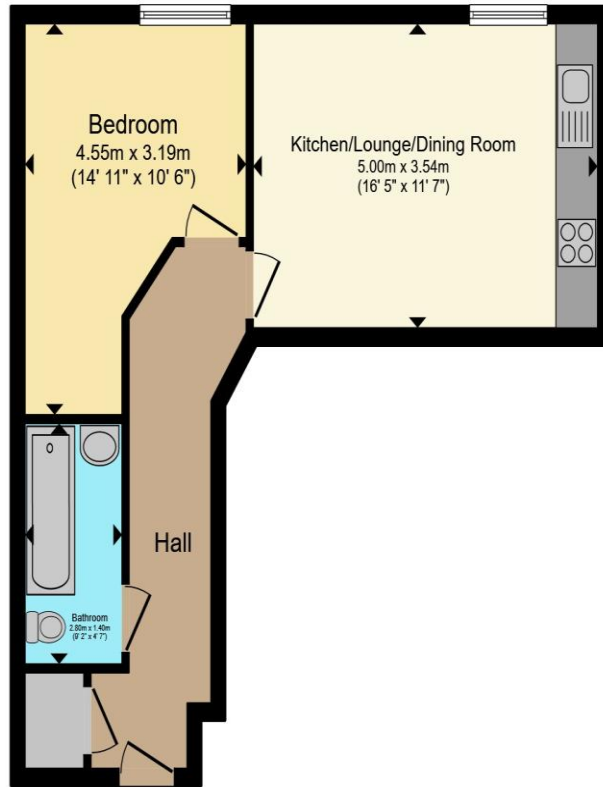
## Family Bathroom

## Outside

Allocated parking space







Total floor area 42.9 m<sup>2</sup> (462 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



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

To view this property please contact Paul Dubberley on

**T 0121 522 3733**  
**E [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)**

73 Great Bridge  
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Property Ref: PTI104979 - 0002

Tenure:Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2700.00

Ground Rent: 160.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require 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.

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