

for sale

£60,000 Leasehold



## The Pinnacle Gomer Street Willenhall WV13 2NW

Paul Dubberley presents this well-presented and stylish TWO-BEDROOM APARTMENT, offering bright and spacious accommodation throughout.

# The Pinnacle Gomer Street Willenhall WV13 2NW

## Hall

## Living/Dining Room

17' 4" x 9' 10" ( 5.28m x 3.00m )

A bright and airy living space featuring a large window allowing plenty of natural light, with space for living and dining furniture.

## Kitchen

9' 11" x 6' 8" ( 3.02m x 2.03m )

A well-equipped, modern fitted kitchen with a range of wall and base units, work surfaces, integrated oven and hob, and space for appliances including washing machine and fridge/freezer. Stylish tiled splashbacks complete the space.

## Bedroom One

14' 2" x 9' 4" ( 4.32m x 2.84m )

A spacious double bedroom finished to a high standard, featuring a large window, fitted furnishings, and space for additional storage.

## Bedroom Two

14' 3" x 7' 10" ( 4.34m x 2.39m )

A versatile second bedroom, ideal as guest room, home office, or additional bedroom.

## Shower Room

6' 6" x 6' 2" ( 1.98m x 1.88m )

An additional modern shower room featuring a walk-in shower, WC, and wash basin- ideal for convenience and shared living.

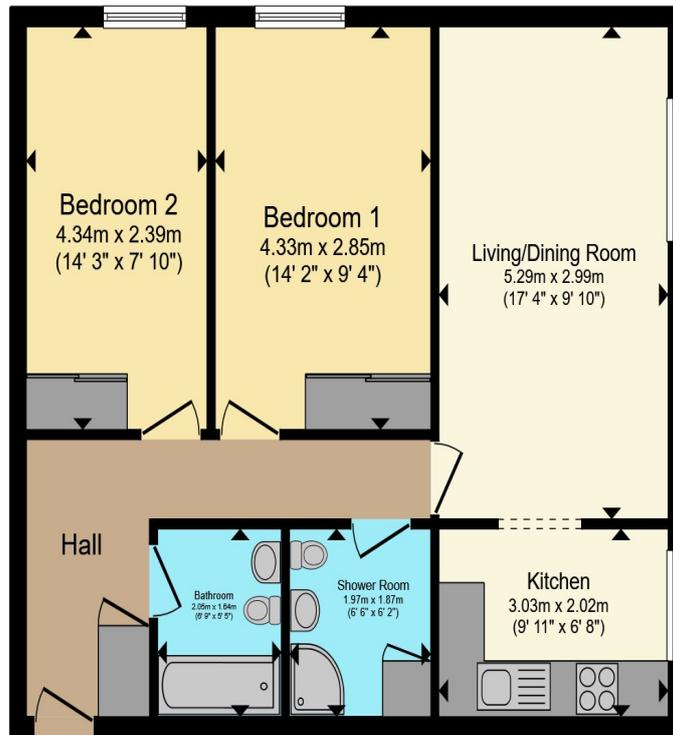
## Bathroom

6' 9" x 5' 5" ( 2.06m x 1.65m )

A well-appointed family bathroom comprising a full-sized bath with overhead shower, wash basin, and WC. Finished with practical storage solutions.







## 9th Floor

Total floor area 62.8 m<sup>2</sup> (676 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



To view this property please contact Paul Dubberley on

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14 New Road  
 WILLENHALL WV13 2BG

Property Ref: PW1104470 - 0003

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1661.04

Ground Rent: 150.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2001. 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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