

**for sale**

offers over

**£100,000 Leasehold**



**Lower Vauxhall Wolverhampton WV1 4SP**

\*A spacious and well-presented TWO BEDROOM MAISONETTE flat, offering generous living accommodation throughout. Situated close to a range of LOCAL AMENITIES, excellent TRANSPORT LINKS, and nearby LOCAL SCHOOLS, this property is ideal for families and commuters alike\*



# Property Details

## Agent Notes

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.

## Entrance Hallway

Access to Lounge; Stairs to First Floor

## Lounge 17' 9" x 12' 1" ( 5.41m x 3.68m )

Double glazed window to rear aspect; Electric heater; Storage cupboard

## Kitchen 10' 6" x 5' 8" ( 3.20m x 1.73m )

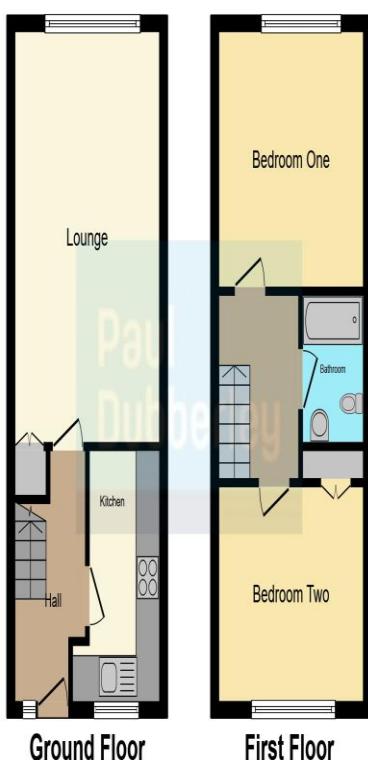
Double glazed window to front aspect; Base and wall units; Integrated oven and hob; Space for fridge freezer and washing machine

## Landing

Loft hatch; Electric heater

## Bedroom One 10' 9" x 12' 1" ( 3.28m x 3.68m )

Double glazed window to rear aspect; Electric heater



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.focalagent.com](http://www.focalagent.com)

## Bedroom Two 8' 9" x 12' 2" ( 2.67m x 3.71m )

Double glazed window to front aspect; Storage cupboards

## Bathroom

Electric shower over bath; Extractor fan; Partially tiled



To view this property please contact Paul Dubberley on

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**E [bilston@pauldubberley.co.uk](mailto:bilston@pauldubberley.co.uk)**

**69 Church Street**  
**BILSTON WV14 0AX**

**Property Ref: PBI104546 - 0007**

**Tenure: Leasehold** **EPC Rating: C**

**Council Tax Band: A** **Service Charge: 1200.00**

**Ground Rent: Ask Agent**

**This is a Leasehold property with details as follows; Term of 125 years from 02 Jan 2006. Should you require further information please contact the branch. Please Note additional**

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. Other parts of the particular property may 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 approximate. Potential buyers are advised to recheck measurements. Please remember to carry a spirit level and a tape measure. 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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