

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)

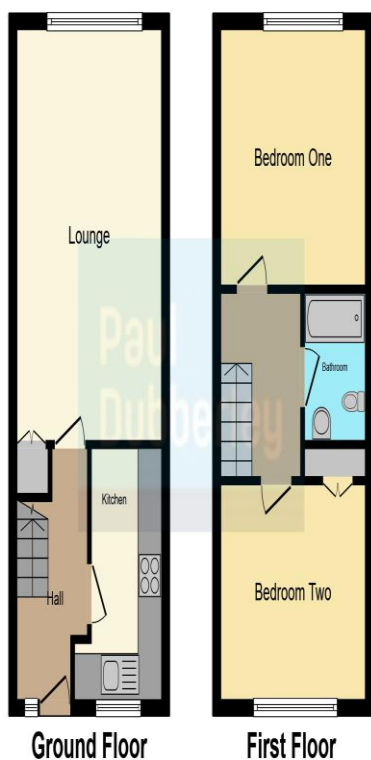
Double glazed window to rear aspect; Electric heater

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

T 01902 494966
E 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 Lease 125 years from 02 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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk