

for sale

guide price **£70,000** Leasehold

**Paul
Dubberley**



Liana Gardens Wolverhampton WV2 2AD

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Property Description

Paul Dubberley Estate Agents are pleased to present this well-presented two-bedroom first-floor apartment, ideally situated within a popular residential development close to local amenities, well-regarded schools and excellent transport links.

Offering spacious and practical accommodation throughout, this attractive apartment is ideal for first-time buyers, investors or those looking to downsize. The property comprises a welcoming entrance hall leading to a bright and airy lounge, providing a comfortable space for relaxing and entertaining. Double doors open onto a private balcony, creating the perfect spot to enjoy outdoor seating and fresh air.

The fitted kitchen offers ample cupboard and worktop space, making it ideal for everyday living. The property further benefits from two well-proportioned bedrooms, with the principal bedroom enjoying the added luxury of an en-suite shower room. A separate family bathroom serves the remainder of the accommodation.

Liana Gardens is conveniently located within easy reach of a range of shops, supermarkets and everyday amenities, while a selection of reputable primary and secondary schools are also nearby. Excellent road and public transport connections provide straightforward access to Wolverhampton City Centre, Bilston and surrounding areas, making this an ideal choice for commuters.

An excellent opportunity to acquire a spacious and well-located apartment. Early viewing is highly recommended.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hallway

Doors to all. Electric heater. Storage cupboard.

Lounge

15' 6" x 8' 11" (4.72m x 2.72m)

Double glazed french doors leading to balcony. Electric heater.

Kitchen

9' 9" x 9' 7" (2.97m x 2.92m)

Double glazed bay window to side aspect.
Wall and base units with work surface over.
Electric hob, oven and cooker hood. Electric
heater.

Bedroom One

9' 11" x 9' 7" (3.02m x 2.92m)

Double glazed window to side aspect. Electric
heater.

En-Suite

6' 6" x 5' 6" (1.98m x 1.68m)

W/C and handwash basin. Shower cubicle.
Extractor fan. Electric towel heater.

Bedroom Two

9' 9" x 9' 5" (2.97m x 2.87m)

Double glazed window to side aspect. Electric
heater.

Bathroom

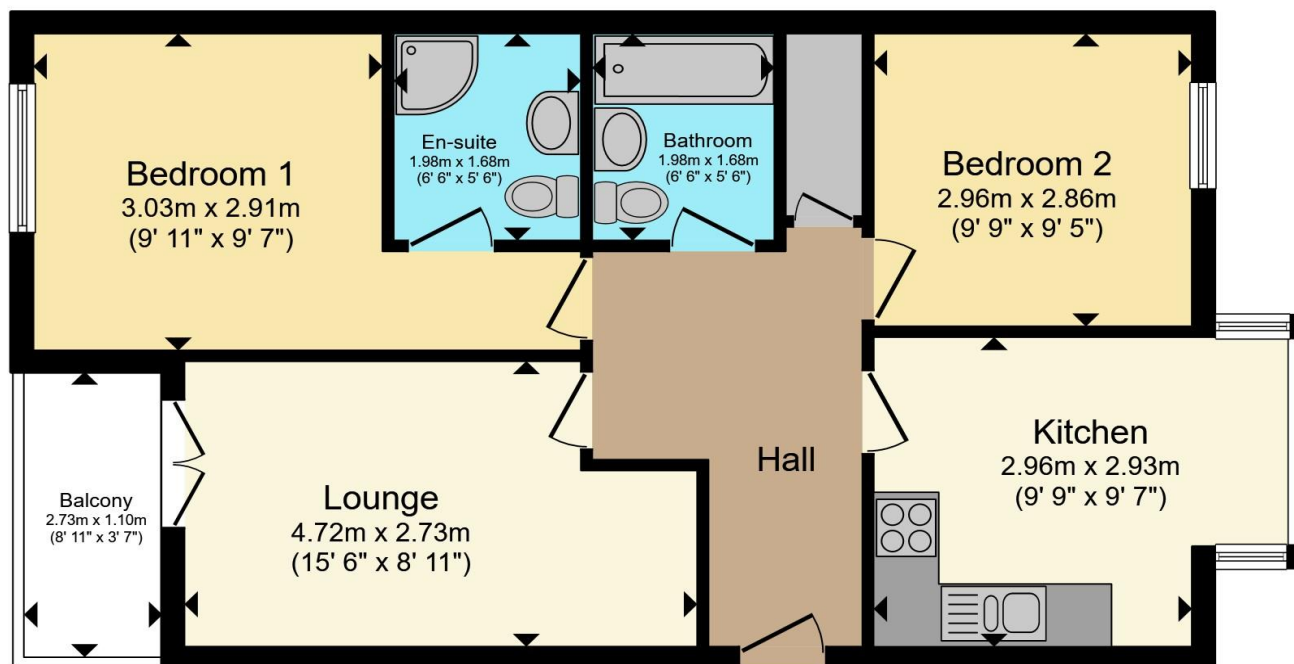
6' 6" x 5' 6" (1.98m x 1.68m)

W/C and handwash basin. Bath over shower.
Electric heater.









Total floor area 60.3 m² (649 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

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To view this property please contact Paul Dubberley on

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69 Church Street
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EPC Rating: C Council Tax
Band: A

Service Charge:
2290.00

Ground Rent:
275.00

view this property online [PaulDubberley.co.uk/Property/PBI105187](https://pauldubberley.co.uk/Property/PBI105187)

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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