

for sale

offers in the region of **£120,000** Leasehold



Hall Street Wednesbury WS10 8NW

This well-presented two-bedroom first-floor flat offers bright, comfortable living in a convenient and sought-after location. Ideal for first-time buyers, downsizers, or investors, the property combines generous room sizes with a practical layout and modern finishes throughout.



Property Details

Entrance Hall

Laminate flooring, radiator and electric box.

Lounge 11' 8" x 11' 4" (3.56m x 3.45m)

Front aspect double glazed window, electric radiator and laminate flooring.

Dining Room 15' x 10' 1" (4.57m x 3.07m)

Front aspect double glazed window, electric radiator, wall and base units, sink and drainer, splash back tiles, integrated cooker and hob, space for appliances and lino flooring.

Bedroom One 13' 7" x 8' 4" (4.14m x 2.54m)

Rear aspect double glazed window, electric radiator, air vent and storage cupboard.

Bedroom Two 9' 6" x 11' 9" (2.90m x 3.58m)

Rear aspect double glazed window, electric radiator and laminate flooring.

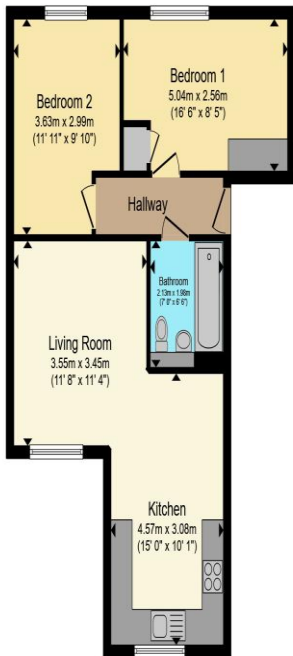
Bathroom

Bath with shower over, tiled flooring and part tiled walls, wash hand basin and extractor fan.

Parking

One allocated parking space.





Total floor area 57.6 m² (620 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

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104341 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1870.00

Ground Rent: 110.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as leasehold notes

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. The measurements indicated are supplied for guidance only and as such must be confirmed by a professional surveyor. 5. The measurements indicated are supplied for guidance only and as such must be confirmed by a professional surveyor. 6. The measurements indicated are supplied for guidance only and as such must be confirmed by a professional surveyor. 7. The measurements indicated are supplied for guidance only and as such must be confirmed by a professional surveyor. 8. The measurements indicated are supplied for guidance only and as such must be confirmed by a professional surveyor. 9. The measurements indicated are supplied for guidance only and as such must be confirmed by a professional surveyor. 10. The measurements indicated are supplied for guidance only and as such must be confirmed by a professional surveyor.

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