



RE/MAX

Elite



13 Dale End, Wednesbury, WS10 8EG

Asking price £115,000

SPACIOUS TWO BEDROOM APARTMENT WITH GENEROUS ROOMS, EXCELLENT STORAGE & LOW RUNNING COSTS

A particularly spacious and well-presented two-bedroom apartment offering approximately 62 sq m of accommodation, with generously proportioned rooms, excellent storage provision and attractive running costs.

A major strength of this property is the amount of usable space throughout. The accommodation includes a large 4.10m x 3.36m living room, two well-sized bedrooms, an eat-in kitchen, modern shower room and unusually useful utility/laundry and storage areas. Further outside storage adds even more practicality.

The property is presented in neutral tones and offers an excellent opportunity for first-time buyers, downsizers or investors looking for a home with low council tax, low service charges and plenty of space for the money.

The property is currently tenant occupied and is being sold with vacant possession. The existing tenant is in the process of leaving and is currently within the agreed notice period.

Entrance / Foyer 3'5" x 7'2" (1.05m x 2.19m)

The entrance opens into a bright and neatly presented interior, immediately giving a sense of the space available throughout the apartment. Neutral décor and carpeting create a clean first impression.

Hall 5'5" x 11'2" (1.66m x 3.41m)

An unusually generous hallway connects the principal rooms and contributes to the apartment's feeling of space. The layout also provides access to the property's useful storage and utility areas.

Living Room 13'5" x 11'0" (4.10m x 3.36m)

One of the standout features of the property is this large and well-proportioned reception room.

At over four metres in length, there is ample room for substantial lounge furniture while still retaining plenty of open floor space. The neutral décor, fitted carpet, decorative coving and large window create a bright and comfortable main living area.

Its proportions allow buyers plenty of flexibility when arranging both seating and additional furniture.

Eat-In Kitchen 7'9" x 11'0" (2.37m x 3.37m)

A spacious fitted kitchen offering an excellent amount of cupboard and worktop space.

The kitchen features extensive wall and base cabinetry, contrasting work surfaces, tiled splashbacks, integrated cooking facilities and a sink positioned beneath a broad window providing plenty of natural light.

A particularly useful breakfast bar/eating area provides space for casual dining without compromising the main working area of the kitchen.

Master Bedroom 12'5" x 9'9" (3.79m x 2.99m)

An impressively sized principal bedroom with excellent proportions and plenty of room for a double bed together with wardrobes, drawers and additional bedroom furniture.

Neutral decoration and carpeting provide a ready-to-personalise space, while the room's generous dimensions are a significant selling point.

Bedroom Two 10'4" x 10'10" (3.17m x 3.31m)

The second bedroom is another genuinely well-sized room, rather than the small box room sometimes found in two-bedroom apartments.

Its dimensions provide excellent flexibility for use as a double bedroom, guest room, home office or combination of bedroom and workspace.

Shower Room 5'0" x 6'7" (1.53m x 2.03m)

A smart and contemporary shower room finished with modern neutral tiling.

The suite incorporates a large walk-in-style shower enclosure, wash basin with useful vanity storage and WC. Feature tiling within the shower gives the room a stylish finish, while windows provide natural light.

Utility 5'0" x 3'0" (1.53m x 0.93m)

A particularly useful additional space offering further practical storage away from the main living accommodation.

Laundry / Storage Area 5'0" x 7'11" (1.53m x 2.43m)

One of the apartment's strongest practical features.

This dedicated area provides valuable space for laundry requirements and additional household storage, helping keep the main living areas uncluttered.

Outside Storage

Further external storage provides another major advantage, particularly for buyers needing somewhere for items that would otherwise occupy valuable space inside the apartment.

Combined with the internal utility and storage areas, this gives the property an excellent overall level of storage.

Tenure / Occupancy Position

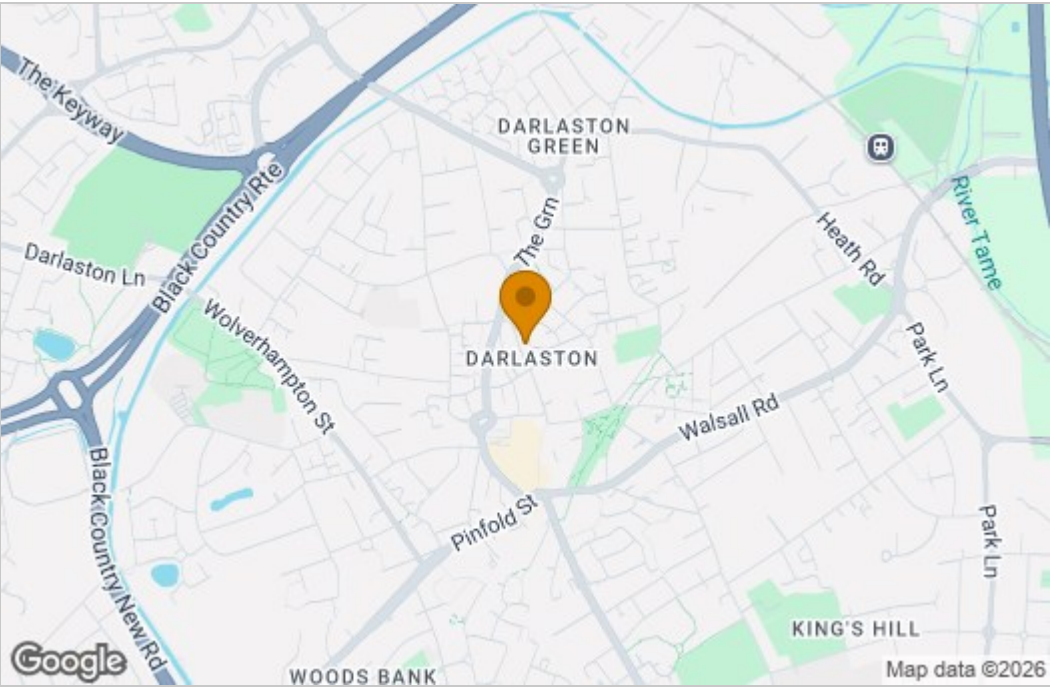
The property is currently occupied by a tenant and is being marketed for sale with vacant possession.

The tenant is presently in the process of vacating the property and is within the agreed notice period. Buyers should therefore be advised that vacant possession will be provided on completion.

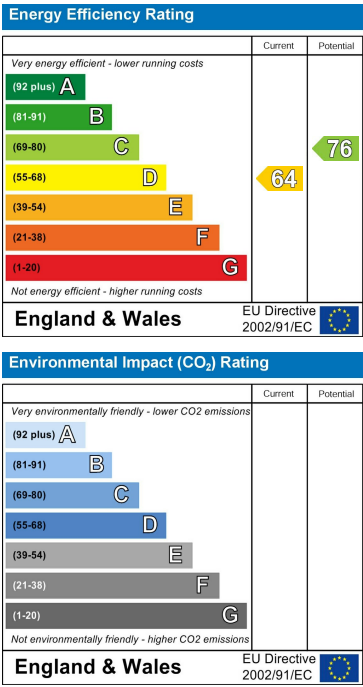
Floor Plan



Area Map



Energy Efficiency Graph



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