

for sale

£125,000 Leasehold



## Ambleside Close Bradley Bilston WV14 0SN

\*A spacious one bedroom mews house located in a quiet location in Bradley, Bilston. Offered with no upward chain, this well-presented home is ideal for first-time buyers or investors seeking a peaceful yet well-connected location.\*



# Property Details

## Agent Notes

Costs to extend lease - 50 years - £7480 + legal fees £1200 ex. VAT

Costs to buy freehold - £9800 + legal fees £1100 ex. VAT

## Entrance Hallway

Stairs to First Floor; Doors to Lounge and Kitchen

## Living Room 14' 5" x 9' 5" ( 4.39m x 2.87m )

Double glazed window to front.

## Kitchen/Diner 14' 10" x 9' 2" ( 4.52m x 2.79m )

Double glazed window to front; Integrated oven; Worktop mounted hob with splashback; Space and connections for washing machine; Wall and base units

## Landing

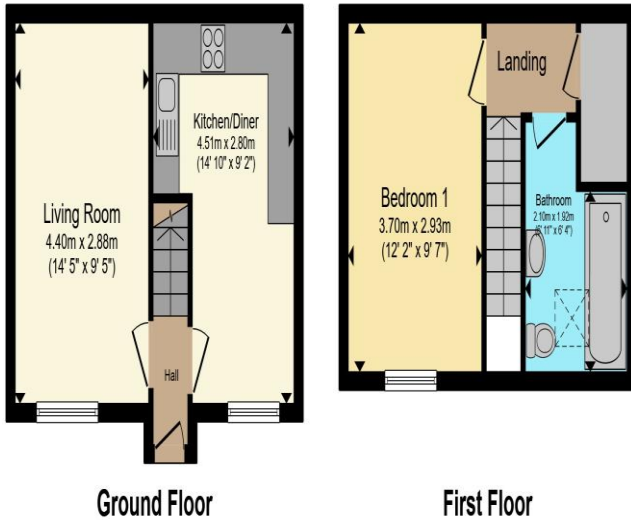
Access to Bedroom and Bathroom; Storage cupboard

## Bedroom One 14' 5" x 9' 5" ( 4.39m x 2.87m )

Double glazed window to front.

## Bathroom

Double glazed window to front; Shower over bath; Basin; Toilet



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: PBI105081 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 240.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

Total floor area 55.0 m<sup>2</sup> (592 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](http://www.propertybox.io)



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