

for sale

£100,000 Leasehold



Lilac Grove Walsall WS2 0EY

Paul Dubberley Willenhall are proud to present this well-proportioned purpose built TWO-BEDROOM FLAT situated in a convenient residential location within WS2, offering generous living space, well-defined rooms and access to communal outdoor areas.

Lilac Grove Walsall WS2 0EY

Entrance Hallway

5' 7" x 19' 3" (1.70m x 5.87m)

A central hallway providing access to all rooms and additional storage options.

Reception Room

15' 8" x 11' 1" (4.78m x 3.38m)

A bright and spacious living rooms offering ample space for both seating and dining furniture. Large windows allow plenty of natural light, creating a comfortable and welcoming living area ideal for relaxing or entertaining.

Kitchen

9' 2" x 18' 8" (2.79m x 5.69m)

A fitted kitchen with a range of wall and base units, generous worktop space and room for essential appliances. The layout is practical and functional, with space for a small dining table if required.

Main Bedroom

11' 5" x 11' 9" (3.48m x 3.58m)

A well-sized double bedroom offering plenty of space for a bed, wardrobes and additional furniture. Neutral decor provides a blank canvas for personalisation.

Second Bedroom

11' 10" x 9' 10" (3.61m x 3.00m)

A good-sized second bedroom, suitable for use as guest room, child's bedroom or home office.

Bathroom

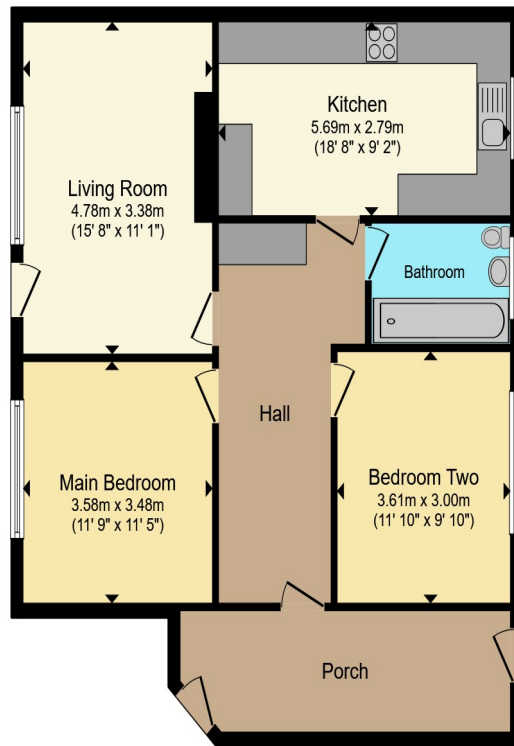
5' 7" x 8' 1" (1.70m x 2.46m)

The bathroom is fitted with a white suite comprising a panelled bath and shower over, wash hand basin and WC. Fully tiled walls adds durability and ease of maintenance.

Rear Garden







Total floor area 83.3 m² (896 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

**Paul
Dubberley**

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PW1104333 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 400.00

Ground Rent: 10.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

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.

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.



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