for sale

£120,000 Leasehold

Paul Dubberley



Squires Grove Willenhall WV12 5BU

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Property Description

Situated within a well-established residential area, this well-presented two-bedroom ground floor apartment offers comfortable and convenient living, making it an excellent choice for first-time buyers, downsizers or investors alike. The property benefits from a practical layout and a location that places everyday essentials within easy reach.

Residents can enjoy access to a wide range of local amenities, including shopping facilities, healthcare services, leisure opportunities and green open spaces, all contributing to a convenient lifestyle. The area is also served by a selection of well-regarded schools, making it appealing to a variety of purchasers.

For commuters, the property is ideally positioned with excellent transport links nearby. Regular public transport services provide connections to surrounding towns and city centres, while major road networks can be accessed easily, offering straightforward travel across the wider region. Nearby transport routes make commuting for work or leisure both practical and efficient.

Combining accessible living with a convenient location close to essential services and transport connections, this attractive ground floor apartment presents a fantastic opportunity for buyers seeking a low-maintenance home in a well-connected setting.

Hallway

Living Room

Kitchen
11' 2" x 6' 3" (3.40m x 1.91m)

Bedroom One
13' 1" x 8' 11" (3.99m x 2.72m)

En-Suite

Bedroom Two
11' 2" x 9' 10" (3.40m x 3.00m)

Bathroom

















To view this property please contact Paul Dubberley on

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14 New Road
WILLENHALL WV13 2BG

EPC Rating: D

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 249.00

view this property online PaulDubberley.co.uk/Property/PWI104788

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

The Property Ombudsman