

for sale  
**£95,000** Leasehold

**Paul  
Dubberley**



Cinder Way Wednesbury WS10 7QE

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## Property Description

This two-bedroom maisonette offers a fantastic opportunity for buyers seeking a property they can truly make their own. Spread across two floors and full of natural potential, the home requires modernisation throughout, making it an excellent choice for renovators, investors, or anyone looking to add value.

## Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

The Housing Association have advised that they will staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share and the remaining 50% share of the property from The Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100% Freehold. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

## Entrance Hall

Door to stairs

## Lounge

14' 5" x 11' 9" ( 4.39m x 3.58m )  
Rear aspect double glazed window and storage heater.

## Kitchen

9' 8" x 7' 5" ( 2.95m x 2.26m )  
Rear aspect double glazed window, sink and drainer, tiled flooring.

## Landing

Loft access and storage heater.

## Bedroom One

9' 8" x 11' 9" ( 2.95m x 3.58m )  
Front aspect double glazed window, storage heater and laminate flooring.

## Bedroom Two

6' 4" x 10' 9" ( 1.93m x 3.28m )  
Rear aspect double glazed window and storage heater.

## Bathroom

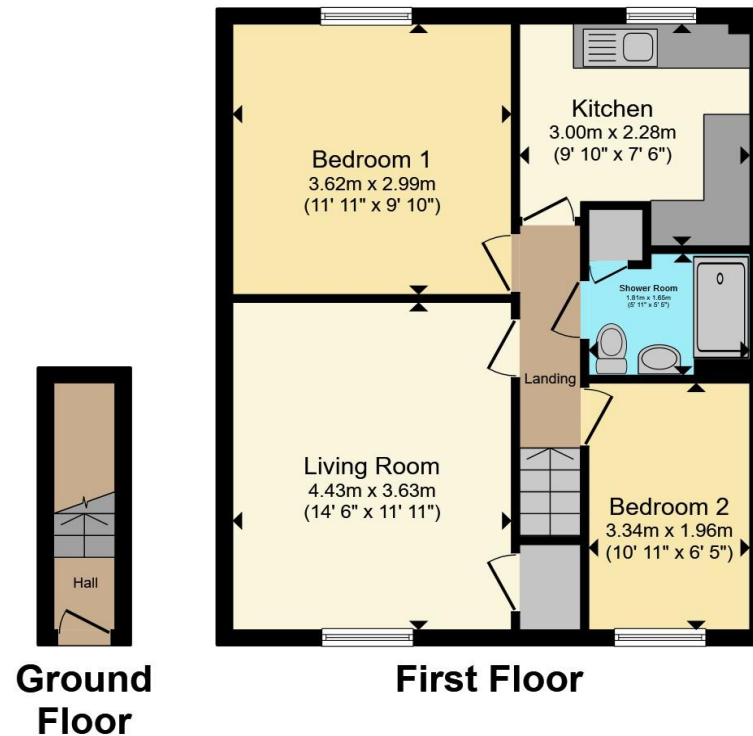
## Shower Room

Shower cubicle, w/c, sink and drainer, cupboard and lino flooring.









Total floor area 57.8 m<sup>2</sup> (622 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)



To view this property please contact Paul Dubberley on

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97 Walsall Street  
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EPC Rating: E Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
1940.40

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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.

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