

for sale

£100,000 Leasehold



Rosehill Gardens Willenhall WV13 2LZ

A spacious TWO-BEDROOM FLAT situated in a popular residential location close to Willenhall Town Centre. Offering a generous lounge, fitted kitchen, modern shower room, separat WC, excellent storage and two double bedrooms, the property is ideally suited for first-time buyers, downsizers or iinvestor

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Hall

Welcoming entrance hall.

Living Room

12' 1" x 14' 8" (3.68m x 4.47m)

Having multiple double-glazed windows and central heating radiator.

Kitchen

12' 1" x 8' (3.68m x 2.44m)

Having a range of wall and base units, stainless steel inset sink, double-glazed window, integrated oven and hob and plumbing for appliances.

Bedroom One

10' 3" x 13' 6" (3.12m x 4.11m)

Double bedroom having double-glazed window and central heating radiator.

Bedroom Two

10' 1" x 11' 9" (3.07m x 3.58m)

Double bedroom having double-glazed window and central heating radiator.

Toilet

Fully tiled room having low-flush toilet and obscure glazed window.

Shower Room

4' 9" x 5' (1.45m x 1.52m)

Fully tiled shower room comprising a wash hand basin, shower cubicle, central heating radiator and obscure glazed window.

Storage

5' 5" x 5' 3" (1.65m x 1.60m)

Multiple storage cupboards throughout the property.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Agents Note

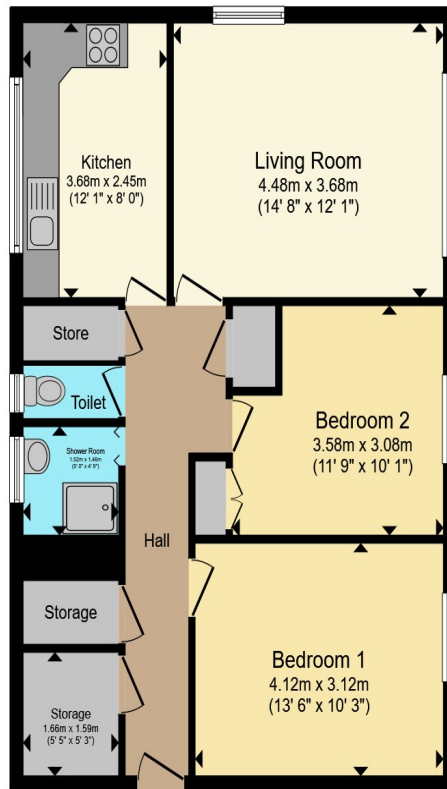
There is a easement on the title, please enquire with the branch.



Agents Note

The property is of non-standard construction please speak with your conveyancer.





Total floor area 70.3 m² (756 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



To view this property please contact Paul Dubberley on

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14 New Road
 WILLENHALL WV13 2BG

Property Ref: PW1104661 - 0002

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 774.28

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 1997. 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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