

for sale

offers over **£130,000** Leasehold



Wedgbury Close Wednesbury WS10 0DA

****MODERN TWO BEDROOM TOP FLOOR FLAT**** Leasehold property with 130 years remaining. Located in Wednesbury close to local shops, schools and amenities. We recommend internal viewings to appreciate the accommodation we have to offer.



Property Details

Access Via

Communal entrance and door leading to stairs.

Lounge/Dining Room 18' x 16' (5.49m x 4.88m)

Double glazed windows, electric radiator and dining area.

Kitchen 8' 9" x 7' 11" (2.67m x 2.41m)

Double glazed windows, wall and base units, sink and drainer, fitted cooker and hob, space for washing machine, fridge and freezer.

Bedroom One 16' 3" x 8' 3" (4.95m x 2.51m)

Double glazed windows, electric radiator and door to en suite.

En Suite

Double glazed window, shower cubicle, w/c, sink with vanity unit and electric radiator.

Bedroom Two 20' 10" x 11' 8" (6.35m x 3.56m)

Double glazed windows and electric radiator.

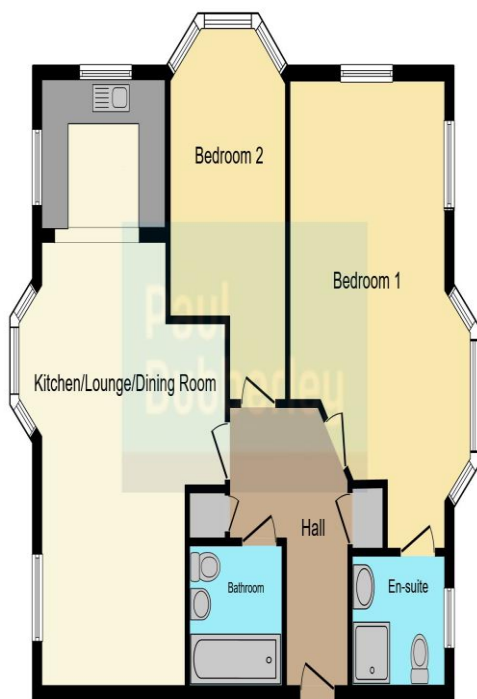
Bathroom 6' 8" x 5' 8" (2.03m x 1.73m)

Electric radiator, bath, sink with vanity unit and w/c.

Front

Allocated parking.





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.focalagent.com

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.

To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
WEDNESBURY WS10 9BY

Tenure: Leasehold

EPC Rating: C

Property Ref: PWE103682 - 0005

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be involved for those who do not hold an offer.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk