

for sale

offers over **£120,000** Leasehold



Essington Way Wolverhampton WV1 2NP

Situated within a well-maintained modern development in Wv1, this well-presented TWO BEDROOM FLAT offers spacious and practical accommodation, ideal for first time buyers or buy-to-let investors.

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Porch

4' 1" x 3' 7" (1.24m x 1.09m)

Hallway

14' x 4' 1" (4.27m x 1.24m)

The property opens into a clean, neutrally decorated hallway. The hallway offers access to all rooms including the bathroom, both bedrooms and the open plan kitchen/living-area.

Kitchen/Lounge

20' 8" x 13' 4" (6.30m x 4.06m)

A beautifully presented kitchen with light wood cabinetry, modern black handles, integrated oven, electric hob, extractor fan , and ample workspace. Includes space for appliances such as washing machine and fridge freezer. Bright and modern with a good layout and storage. Open layout allows space for dining table or comfortable living area, with large windows bringing plenty of natural light.

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

A spacious double bedroom with fitted soft grey carpet. A large window fills the room with daylight, whilst the neutral decor keeps the space calm and inviting. Easily accommodates full bedroom furniture.

En-Suite

5' 5" x 7' 7" (1.65m x 2.31m)

Including shower enclosure, WC and basin with storage underneath. Light grey tones and simple decor give it a contemporary feel.

Bedroom Two

8' 8" x 9' 8" (2.64m x 2.95m)

Fresh white walls, fitted carpet and a large window with roller blind. Ideal as child's bedroom, guest room, or home office.

Shower Room

7' 7" x 7' 7" (2.31m x 2.31m)

A bright and modern bathroom featuring a white vanity unit with storage drawers, contemporary tap fittings , and a WC. Neutral wall finishes and practical flooring make the space easy to maintain.







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

To view this property please contact Paul Dubberley on

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Property Ref: PWI104281 - 0004

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1350.00

Ground Rent: Ask Agent

view this property online PaulDubberley.co.uk/Property/PWI104281

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. 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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