

for sale

offers in the region of

**£130,000 Leasehold**



**The Avenue Wednesbury WS10 8NZ**

**\*\*WELL PRESENTED GROUND FLOOR  
TWO BEDROOM APARTMENT\*\* IDEAL  
FOR A FIRST TIME BUYER.** Located in a  
popular area of Wednesbury (Darlaston)  
close to local shops, schools and amenities.  
We recommend internal viewings to  
appreciate the accommodation we have to  
offer.



# Property Details

## Entrance Hall

Electric heater, storage space and doors to all rooms.

## Lounge 17' x 19' 3" ( 5.18m x 5.87m )

Dual aspect double glazed windows, laminate flooring and two electric heaters.

## Kitchen 5' 2" x 12' 8" ( 1.57m x 3.86m )

Side aspect double glazed window, electric over and hob, wall and base units and tiled flooring.

## Bedroom One 8' 4" x 12' ( 2.54m x 3.66m )

Rear aspect double glazed window, fitted wardrobes, electric heater and fitted wardrobe.

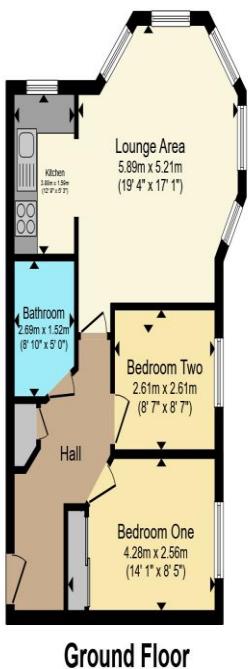
## Bedroom Two 11' 8" x 8' 6" ( 3.56m x 2.59m )

Rear aspect double glazed window and electric heater.

## Bathroom

Bath, wash hand basin. w/c and lino flooring.





Total floor area 45.7 m<sup>2</sup> (491 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)



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 approximate. It is the responsibility of the purchaser to check measurements, particularly dimensions, areas and levels. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is 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 Cumbrian House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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To view this property please contact Paul Dubberley on

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**97 Walsall Street  
 WEDNESBURY WS10 9BY**

Property Ref: PWE104262 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of 150 years from 01 Oct 2005. Should you require further information please contact the branch. Please Note: Additional fees could be incurred for items such as Leasehold breaks.