

for sale

£120,000 Leasehold



Rosehill Gardens Willenhall WV13 2LZ

Immaculately presented and fully refurbished to an exceptional standard, this stunning TWO-BEDROOM FLAT is in true move-in condition. Finished with contemporary decor, a modern fitted kitchen, luxury bathrooms, quality flooring throughout and two generous double bedrooms.

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Hall

Welcoming entrance hallway leading to;

Living Room

12' 1" x 14' 7" (3.68m x 4.45m)

Comprising multiple double-glazed windows and central heating radiator.

Kitchen

12' x 8' (3.66m x 2.44m)

Newly refurbished fitted kitchen having a range of fitted wall and

base units, integrated appliances, electric hob with cooker hood overhead, and feature spotlights.

Bedroom One

9' 11" x 13' 11" (3.02m x 4.24m)

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

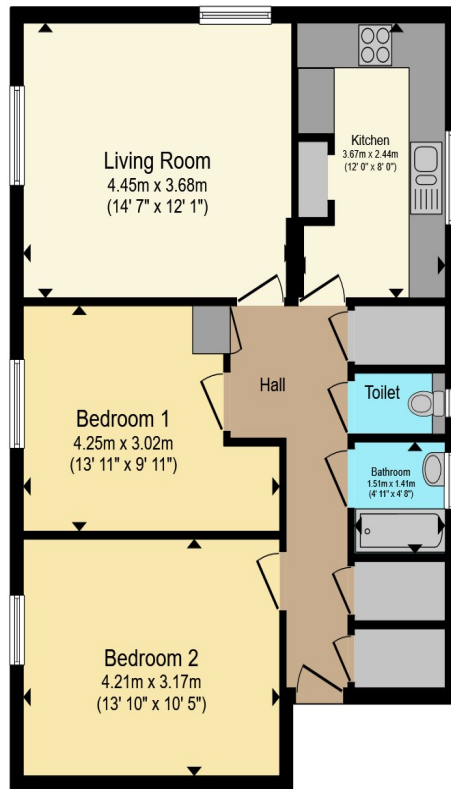
Bedroom Two

10' 5" x 13' 10" (3.17m x 4.22m)

A second generous double bedroom having double-glazed window and central heating radiator.







Total floor area 67.0 m² (722 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: PW1104551 - 0002

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 737.88

Ground Rent: 10.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Nov 2018. 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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