

for sale

£110,000 Leasehold



Willenhall Road Wolverhampton WV1 2JD

This well-presented TWO-BEDROOM SECOND FLOOR APARTMENT is set within a purpose-built residential development in a convenient location close to Wolverhampton city centre.

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Hallway

A bright and welcoming internal hallway providing access to all rooms.

Kitchen/Living Room

23' 5" x 9' 8" (7.14m x 2.95m)

A spacious open-plan kitchen and living area, offering ample room for both lounge and dining furniture. The kitchen is fitted with a range of wall and base units, work surfaces and integrated cooking appliances.

Bedroom One

12' 9" x 9' 4" (3.89m x 2.84m)

A generous front-facing bedroom, offering ample space for wardrobes and additional bedroom furniture.

En-Suite

7' x 3' 10" (2.13m x 1.17m)

Fitted with a shower enclosure, WC and wash hand basin, finished in a clean, modern style.

Bedroom Two

11' x 10' 8" (3.35m x 3.25m)

A second double bedroom, ideal for guests or a home office.

Bathroom

6' 8" x 6' 7" (2.03m x 2.01m)

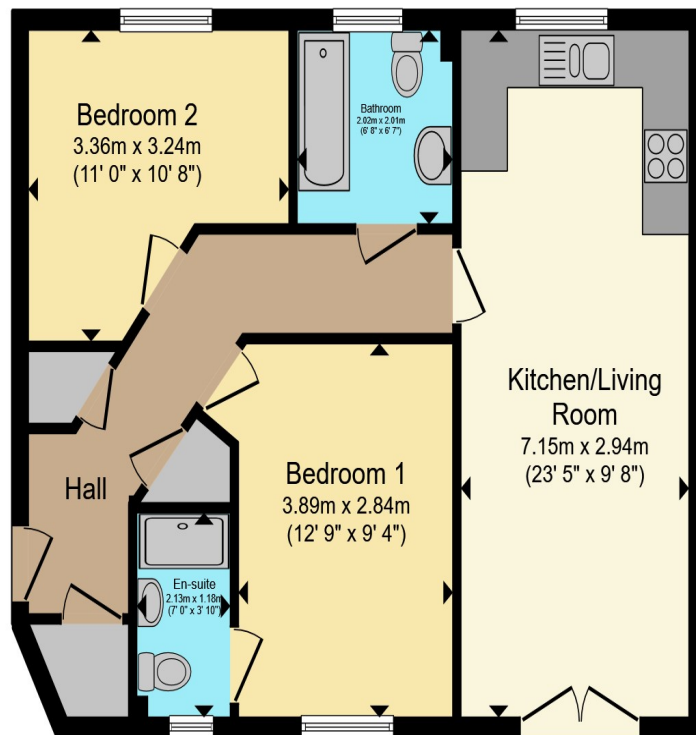
A modern bathroom comprising a paneled bath with shower attachment, WC and wash hand basin.

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.







Second Floor

Total floor area 60.6 m² (652 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

Paul
Dubberley

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104400 - 0007

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1218.00

Ground Rent: 150.00

view this property online PaulDubberley.co.uk/Property/PWI104400

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. 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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