

for sale

£127,995 Leasehold



Newey Road Wolverhampton WV11 2PU

A spacious and well-presented TWO-BEDROOM FIRST-FLOOR FLAT, offering generous living accommodation, a modern fitted kitchen, separate WC and bathroom, and well-presented bedrooms.

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Hallway

welcoming entrance hall.

Living Room

10' 7" x 17' 5" (3.23m x 5.31m)

Having double-glazed window to front aspect and central heating radiator.

Kitchen

10' 2" x 9' 4" (3.10m x 2.84m)

Modern fitted kitchen with a range of wall and base units, integrated oven with cooker hood overhead, feature spotlights and double-glazed window to rear aspect.

Bedroom One

9' 11" x 13' 6" (3.02m x 4.11m)

Double bedroom having double-glazed window to front and central heating radiator.

Bedroom Two

10' 11" x 9' 10" (3.33m x 3.00m)

double bedroom having double-glazed window to rear and central heating radiator.

Toilet

having low-flush toilet.

Bathroom

5' 10" x 4' 9" (1.78m x 1.45m)

Family bathroom comprising a wash hand basin and paneled bath with shower overhead.

Agents Note

There is an easement on the title, please enquire with the branch.







Total floor area 62.1 m² (668 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: PW1104660 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 778.00

Ground Rent: 10.00

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This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 1993. 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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