

for sale

offers in the region of

**£110,000 Leasehold**



**Mill Croft Bilston WV14 7PQ**

\*Paul Dubberley Estate Agents present this 1-bedroom ground floor flat in WV14. Features include kitchen, lounge, bathroom, and no upward chain. Close to Bilston town centre, excellent transport links, local shops, and schools. Ideal for first-time buyers or investors.\*



# Property Details

## Kitchen 10' 1" x 6' 6" ( 3.07m x 1.98m )

Entrance door into kitchen; Double glazed windows to front aspect; Door to lounge; Integrated oven; Worktop mounted hob; Space for appliances; Tiled splashback; Stainless steel sink

## Lounge 14' 1" x 10' 2" ( 4.29m x 3.10m )

Double glazed windows to rear aspect; Doors to kitchen and hallway

## Hall

Doors to lounge, bedroom, bathroom and storage area

## Storage Area

## Bedroom 10' 6" x 10' 4" ( 3.20m x 3.15m )

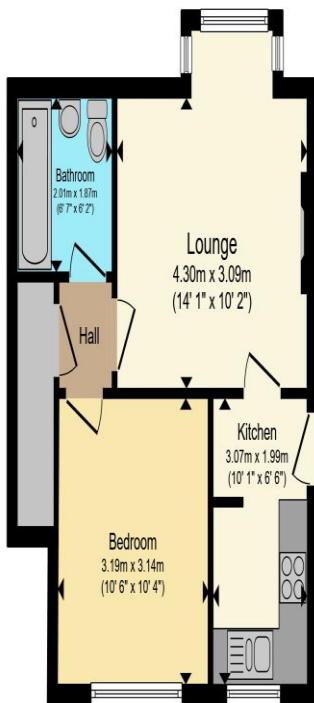
Double glazed window to front aspect

## Bathroom

Shower over bath; Toilet; Basin

## Exterior

Lawned garden area to the rear



Total floor area 38.4 m<sup>2</sup> (413 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)

Paul  
Dubberley



To view this property please contact Paul Dubberley on

**T 01902 494966  
E [bilston@pauldubberley.co.uk](mailto:bilston@pauldubberley.co.uk)**

**69 Church Street  
BILSTON WV14 0AX**

Property Ref: PBI104763 - 0002

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note: Additional fees could be incurred for items such as Leasehold breaks.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would appreciate 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. Potential buyers are advised to recheck measurements before committing to any purchase. 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 Cumbrian House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)