

for sale

offers over **£120,000** Leasehold



## Alice Street Bilston WV14 0BY

\*Paul Dubberley Estate Agents present this two bedroom ground floor flat offered with no upward chain. Featuring a spacious living room, fitted kitchen, bathroom and two bedrooms. Well located for local amenities, schools and excellent transport links.\*



# Property Details

## Entrance Porch

Door to hallway

## Hallway

Storage cupboard; Electric heater; Doors to bedrooms, living room and bathroom

## Living Room 12' 4" x 12' 2" ( 3.76m x 3.71m )

Double glazed bay window to rear aspect; Electric fire; Electric heaters

## Kitchen 10' 6" x 4' 11" ( 3.20m x 1.50m )

Wall and base units; Integrated oven; Worktop mounted hob; Space for appliances; Extractor fan

## Bedroom One 14' 5" x 10' 6" ( 4.39m x 3.20m )

Double glazed bay window to front aspect; Electric heaters

## Bedroom Two 13' 1" x 7' 3" ( 3.99m x 2.21m )

Double glazed window to rear aspect; Electric heater

## Bathroom 6' 2" x 5' 3" ( 1.88m x 1.60m )

Partially tiled; Shower over bath; Toilet; Basin; Extractor fan



Total floor area 55.3 m<sup>2</sup> (596 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)



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: PBI105046 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1200.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

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.

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)