

for sale

**£130,000** Leasehold



## Loxdale Sidings BILSTON WV14 0TR

\*Paul Dubberley Estate Agents are pleased to offer this well presented two bedroom first floor apartment with allocated parking, Juliet balcony and en-suite to the master bedroom. Conveniently located close to local amenities, schools and excellent transport links.\*



# Property Details

## Agent Notes

There is an easement on the title - The local electricity company has a 'wayleave' (a right of access) to install, repair, and maintain powerlines and equipment on or under the land.

## Entrance Hallway

Central heated radiator; Storage cupboard; Doors to living room, cloak room, bedrooms and bathroom

## Living Room 18' 8" x 11' 7" ( 5.69m x 3.53m )

Double glazed window to rear aspect; Doors to Juliet balcony; Central heated radiators

## Kitchen 12' 2" x 6' 7" ( 3.71m x 2.01m )

Double glazed window to rear aspect; Wall and base units; Integrated oven; Worktop mounted hob; Space for appliances; Central heated radiator

## Bedroom One 12' 10" x 10' 2" ( 3.91m x 3.10m )

Double glazed window to front aspect; Built in wardrobes; Central heated radiator; Door to en-suite

## En-Suite 7' 1" x 3' 11" ( 2.16m x 1.19m )

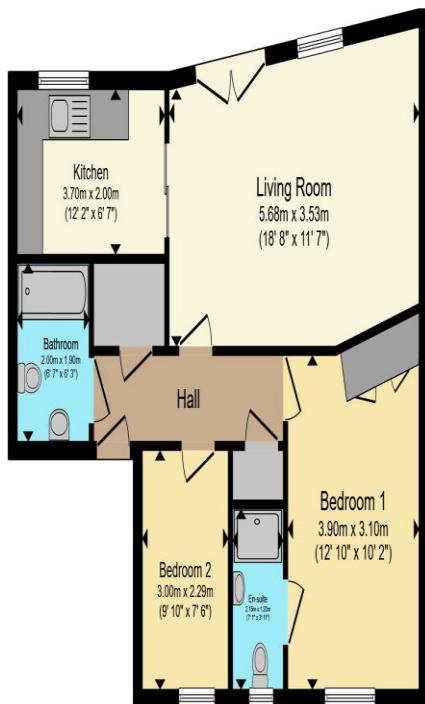
Double glazed window to front aspect; Central heated radiator; Shower cubicle; Toilet; Basin; Extractor fan

## Bedroom Two 9' 10" x 7' 6" ( 3.00m x 2.29m )

Double glazed window to front aspect; Central heated radiator

## Bathroom

Partially tiled; Central heated radiator; Bath; Toilet; Basin; Extractor fan



Total floor area 61.5 m<sup>2</sup> (662 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

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BILSTON WV14 0AX

Property Ref: PBI105053 - 0002

Tenure:Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1405.68

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2005. 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.

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