

for sale

offers in excess of **£95,000** Leasehold



Wolverhampton Street Wednesbury WS10 8UQ

Do you need help selling your property?

Do you need help finding the right mortgage?

Do you have a property to let?

Here at Paul Dubberley Wednesbury we offer free advice on the house buying and selling process.

Contact us on **01215053533**
Residential Sales & Lettings | Mortgage Services |
Conveyancing | Surveyors | Land & New Homes



Property Details

Entrance Hall

Intercom and doors to rooms.

Lounge 16' 6" x 11' 3" (5.03m x 3.43m)

Front and side aspect double glazed window and radiator.

Kitchen

Rear aspect double glazed window, wall and base units, sink and drainer, part tiled walls, boiler, lino flooring, gas hob and electric oven. Space for appliances.

Bedroom One 11' 4" x 9' 7" (3.45m x 2.92m)

Rear aspect double glazed window, storage and radiator.

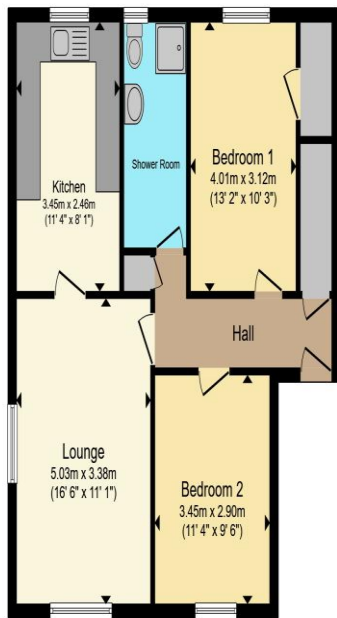
Bedroom Two 13' 3" x 10' 4" (4.04m x 3.15m)

Front aspect double glazed window and radiator.

Shower Room

Rear aspect double glazed window, radiator, wash hand basin, w/c, heated towel rail and part tiled walls.





Second Floor

Total floor area 64.0 m² (689 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



To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
 WEDNESBURY WS10 9BY

Property Ref: PWE104237 - 0006

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 653.17

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1994. 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 confirmed by a professional surveyor. 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.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk