

for sale

£125,000 Leasehold



Cavalcade Rise Cavalcade Close Willenhall WV12 4FB

Beautifully presented TWO-BEDROOM UPPER FLOOR APARTMENT offering spacious open-plan living, a modern fitted kitchen, two double bedrooms and a stylish bathroom. Benefiting from allocated parking, gas central heating and double-glazing, the move-in ready home is ideal for first-time buyers.

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Hall

Kitchen/Living Room

20' 6" x 12' 4" (6.25m x 3.76m)

Having central heating radiator and French double doors to Juliet balcony.

A range of modern fitted wall and base units with integrated appliances, four ring gas hob with cooker hood overhead, stainless steel inset sink, feature spotlight lighting and double-glazed window to rear.

Bedroom One

10' 3" x 10' 4" (3.12m x 3.15m)

Having central heating radiator and double-glazed window.

Bedroom Two

9' 11" x 10' 3" (3.02m x 3.12m)

Having central heating radiator and double-glazed window.

Bathroom

6' 4" x 6' 6" (1.93m x 1.98m)

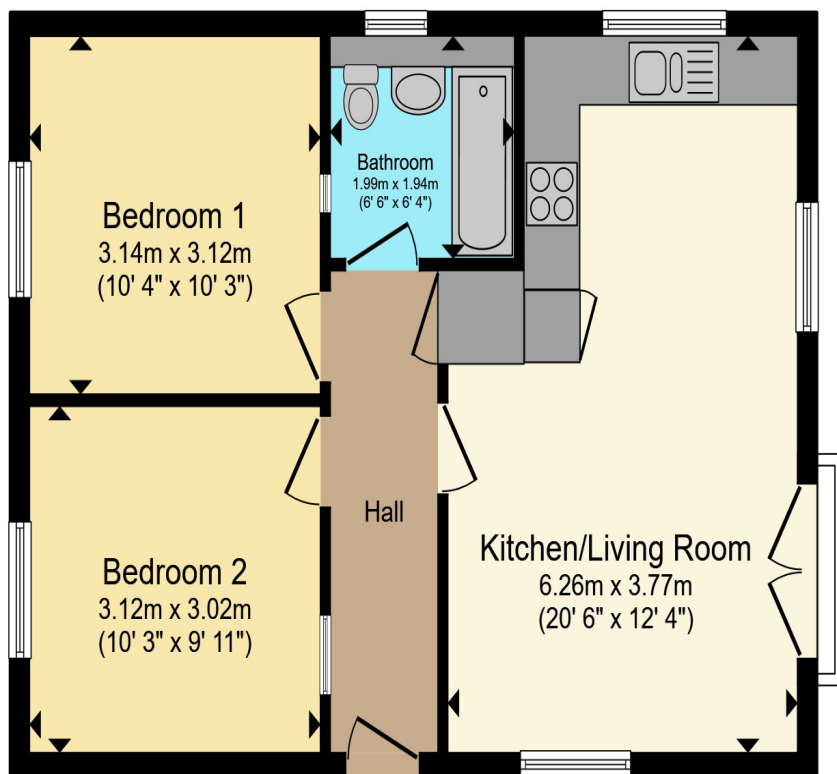
Family bathroom having paneled bath, wash hand basin, wc and obscure glazed window.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.







Total floor area 51.7 m² (556 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: PWI104609 - 0004

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2077.18

Ground Rent: 135.00

view this property online PaulDubberley.co.uk/Property/PWI104609

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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