

for sale

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

**Paul
Dubberley**



Wolverhampton Street Wednesbury WS10 8UQ

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Property Description

Paul Dubberley Estate Agents have got something special for you – a fantastic second floor apartment in Wednesbury that's ready and waiting for its new owners.

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

Imagine a spacious apartment that instantly makes you feel at home, It's basically the dream living space you've been looking for. You'll find Two really generous bedrooms, refitted kitchen and shower room that are perfect for first time buyers.

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.

Agents Note









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

Paul
Dubberley

To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: D Council Tax
Band: A

Service Charge: 653.17 Ground Rent:
10.00

view this property online PaulDubberley.co.uk/Property/PWE104237

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.

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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