

for sale

offers in the region of **£110,000** Leasehold

**Paul
Dubberley**



Holyhead Road Wednesbury WS10 7DQ

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Property Description

Stylish Ground Floor One-Bedroom Flat with Allocated Parking

This well-presented one-bedroom ground floor flat offers comfortable and convenient living in a highly accessible location, making it an ideal purchase for first-time buyers, downsizers, or investors.

The property benefits from a bright and spacious living room, providing a welcoming space for relaxing and entertaining. The fitted kitchen offers ample storage and worktop space, while enjoying the added convenience of an allocated parking space located directly outside, beneath the kitchen window.

The generous double bedroom features a large fitted mirrored wardrobe, providing excellent storage and enhancing the sense of space. With a stylish, modern bathroom completing the accommodation.

One of the property's standout features is its ground floor position, offering easy, step-free access. To the front of the property is a pleasant grassed area, creating an attractive outlook and adding to the sense of openness. Ideally situated within walking distance of the Metro station, bus station, leisure centre and a large supermarket, the flat is perfectly placed for everyday convenience and excellent transport connections.

base units, sink and drainer, space for appliances, tiled flooring, integrated cooker and hob, extractor fan, electric heater and storage cupboard.

Bedroom One

10' 8" x 10' 3" (3.25m x 3.12m)

Front aspect double glazed window, electric heater and built in wardrobe.

Bathroom

Rear aspect double glazed window, lino flooring, electric heater, bath with shower over and extractor fan.

Agents Note

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



Entrance Hall

Laminate flooring, intercom, electric heater and cupboard.

Lounge

14' 3" x 11' 8" (4.34m x 3.56m)

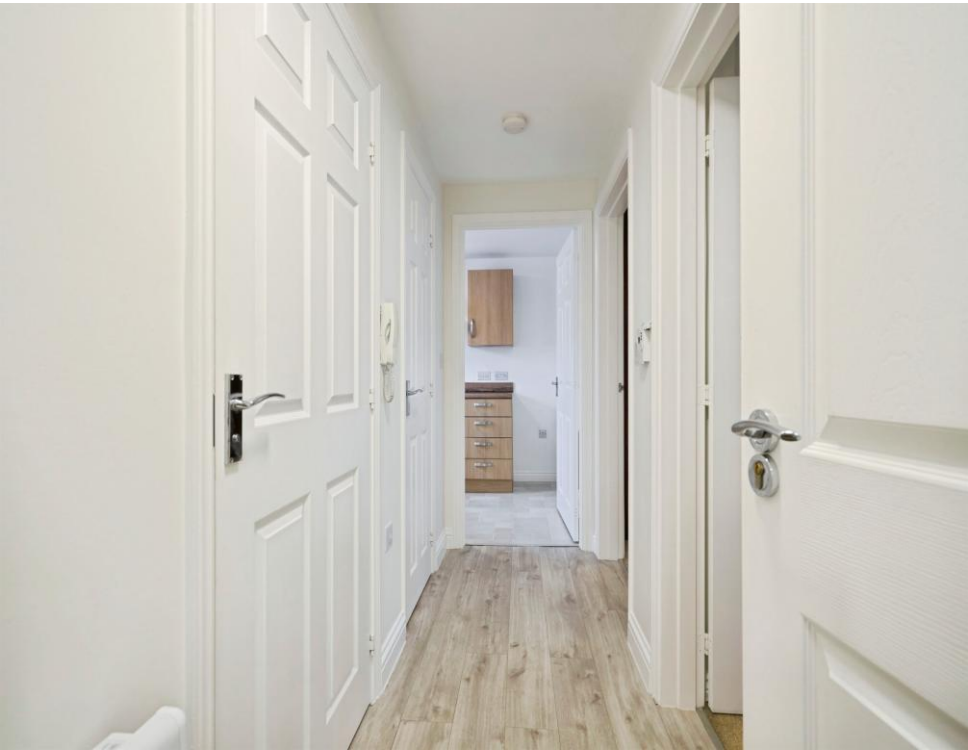
Front aspect double glazed window and electric heater.

Kitchen

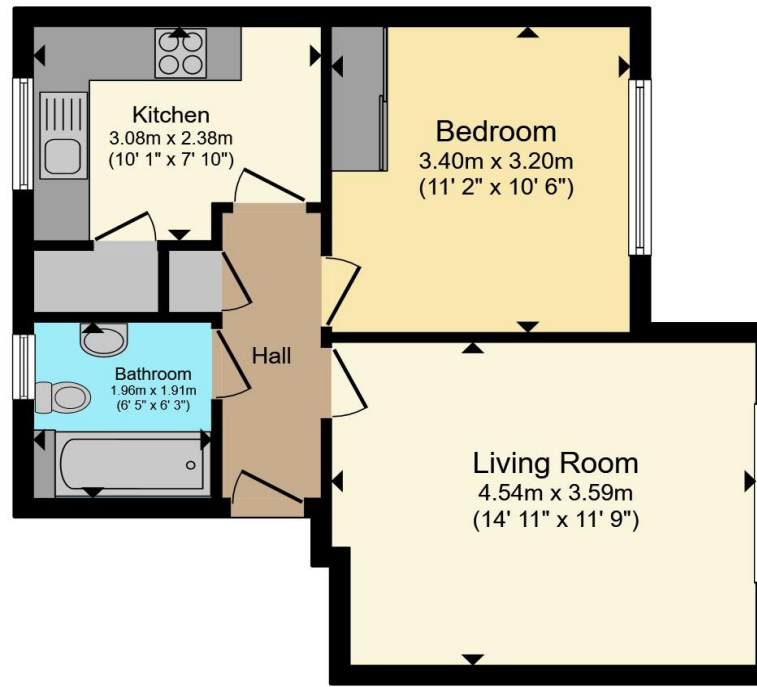
7' 8" x 10' 1" (2.34m x 3.07m)

Rear aspect double glazed window, wall and









Ground Floor

Total floor area 43.9 m² (472 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
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To view this property please contact Paul Dubberley on

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97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: C Council Tax
Band: B

Service Charge:
1382.66

Ground Rent:
180.00

view this property online PaulDubberley.co.uk/Property/PWE104465

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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