

for sale

£115,000 Leasehold



Russell Street Willenhall WV13 1QX

This modern two bedroom apartment is a great purchase for anyone. The property has been very well maintained and comes with one allocated parking space. The top floor flat is situated on a popular development in the heart of Willenhall town centre.

Russell Street Willenhall WV13 1QX

Hall

8' 3" x 12' 7" (2.51m x 3.84m)

Entrance hallway, with doors leading off to all rooms. Carpeted in a neutral beige tone, creating a warm and homely feel.

Bathroom

5' x 10' 9" (1.52m x 3.28m)

Offering a fresh, modern look this bathroom includes a standard fitted bathtub with overhead shower and shower curtain rail. Pedestal sink with chrome taps, standard white toilet with contrasting black seat. Dark wood-effect vinyl flooring, which adds warmth and contrast to the otherwise light space. Partially tiled walls and a small shelf for toiletries and essentials.

Lounge

13' 5" x 15' 8" (4.09m x 4.78m)

This is an open-plan living and kitchen area, living area is carpeted in a neutral beige tone, providing a cosy area for lounge furniture. Multiple windows allowing in natural light making the space bright and airy. Pendant ceiling lights provide a warm, even glow.

Kitchen

9' x 7' 2" (2.74m x 2.18m)

Light wood-effect units with a simple traditional style, offering plenty of storage space, Beige/stone effect counter tops that

blend softly with the cabinetry. Built in oven with four-burner gas hob above, plus an extractor fan overhead, space for kitchen appliances and stainless steel sink with mixer taps, positioned beneath the window for natural light while working at the sink. Wood effect flooring which is practical and easy to clean.

Bedroom One

13' 3" x 8' 3" (4.04m x 2.51m)

Light beige carpet, giving the room a warm and homely feel, a built-in wardrobe with sliding mirrored doors which help reflect light and make the room feel larger. Generously sized, suitable for double bed with additional furniture.

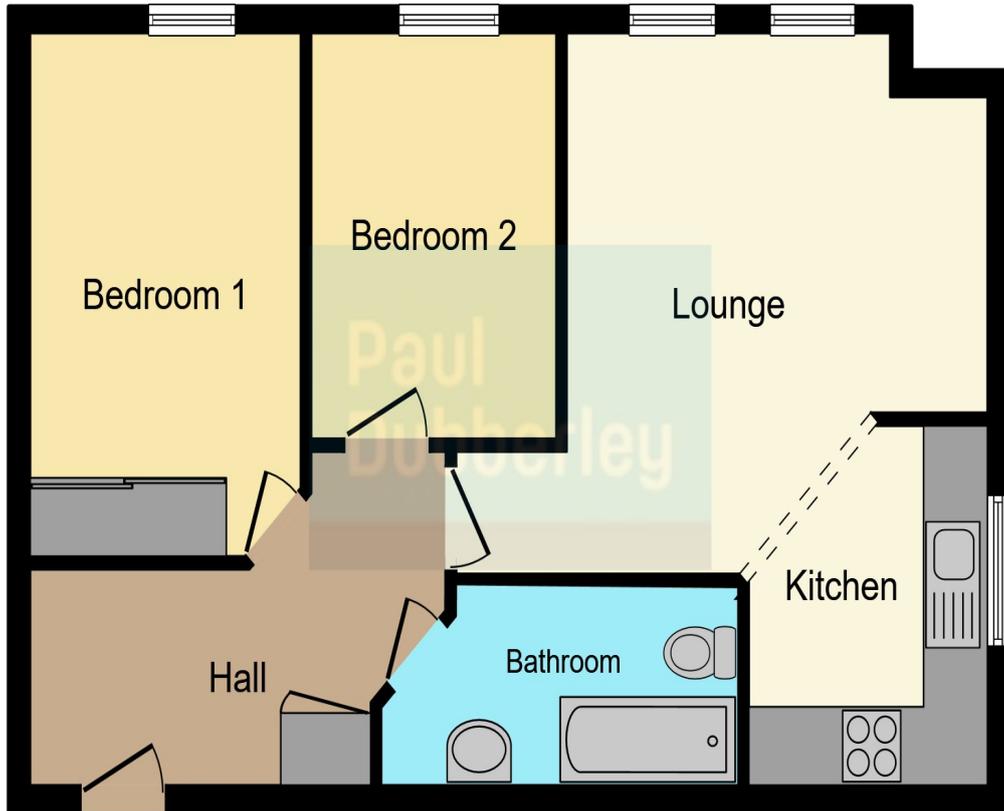
Bedroom Two

10' 1" x 7' 5" (3.07m x 2.26m)

Double glazed window fitted with roller blind, allowing natural light while maintaining privacy. having a slightly irregular layout with an alcove, which could be useful for placing furniture such as a desk, drawers, or a wardrobe.







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.focalagent.com

To view this property please contact Paul Dubberley on

T 01902 633323
E willenhall@pauldubberley.co.uk

14 New Road
 WILLENHALL WV13 2BG

Property Ref: PW1103896 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1500.00

Ground Rent: 45.00

view this property online PaulDubberley.co.uk/Property/PW1103896

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. 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 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.



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