

for sale

offers over **£90,000** Leasehold



Cotswold Grove Willenhall WV12 5YZ

Paul Dubberley Willenhall present this well-presented 70% OWNERSHIP ONE-BEDROOM MAISONETTE offering bright and modern accommodation throughout.

Cotswold Grove Willenhall WV12 5YZ

Porch

4' 4" x 3' 2" (1.32m x 0.97m)

Private entrance porch providing access into the property.

Living Room

10' 6" x 18' 1" (3.20m x 5.51m)

A spacious and bright living area with ample room for lounge and dining furniture. Light flooring and natural decor.

Kitchen

11' 2" x 6' 1" (3.40m x 1.85m)

Modern fitted kitchen featuring a range of wall and base units with work surfaces, tiled splashbacks, sink unit, space for appliances, and window providing natural light.

Storage

4' x 3' 6" (1.22m x 1.07m)

Useful storage cupboard providing additional space.

Bedroom

10' 11" x 8' 4" (3.33m x 2.54m)

A comfortable double bedroom with window to the rear, offering space for bedroom furniture.

Shower Room

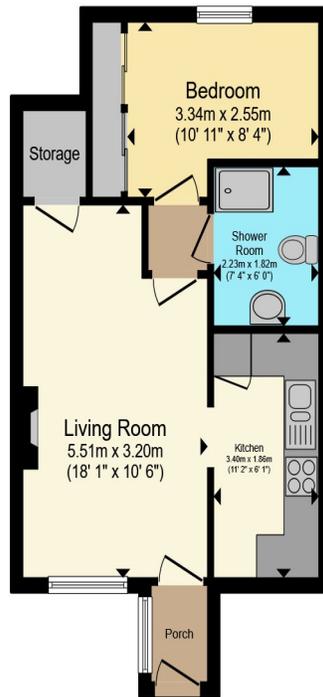
7' 4" x 6' (2.24m x 1.83m)

Stylish modern shower room comprising shower enclosure, wash hand basin with vanity unit, WC, tiled walls and flooring.

Rear Garden



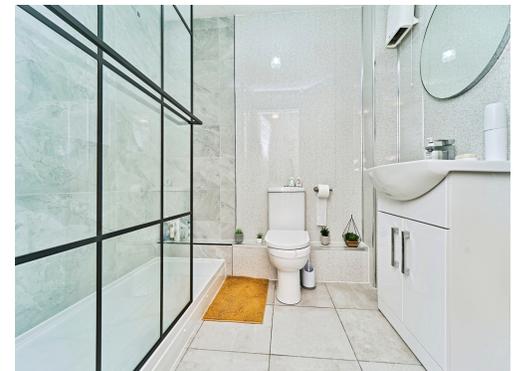




Floor Plan

Total floor area 39.7 m² (428 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

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 WILLENHALL WV13 2BG

Property Ref: PWI104444 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1020.00

Ground Rent: Ask Agent

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1989. 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.

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