

for sale

£115,000 Leasehold



Russell Street Willenhall WV13 1QX

Paul Dubberley presents this well-presented and spacious TWO-BEDROOM FIRST-FLOOR APARTMENT, offering bright and modern accommodation throughout.

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Hall

A welcoming hallway providing access to all rooms, with space for storage and a practical layout separating living and sleeping areas.

Living Room/Dining Room

14' 2" x 13' 11" (4.32m x 4.24m)

A bright and spacious reception room enjoying a dual aspect outlook to the side and rear. Ample space for both living and dining furniture.

Kitchen

9' 4" x 8' 5" (2.84m x 2.57m)

Fitted with a range of wall and base units, work surfaces, and integrated appliances. The room benefits from a rear aspect window, providing natural light and ventilation.

Bedroom One

8' 6" x 11' 7" (2.59m x 3.53m)

A comfortable double bedroom with a rear aspect window, offering pleasant outlook and quiet position within the property. Ample space for wardrobes and additional furnishings.

Bedroom Two

7' 6" x 10' 4" (2.29m x 3.15m)

A versatile second bedroom enjoying a side aspect, ideal as child's bedroom, guest room or home office.

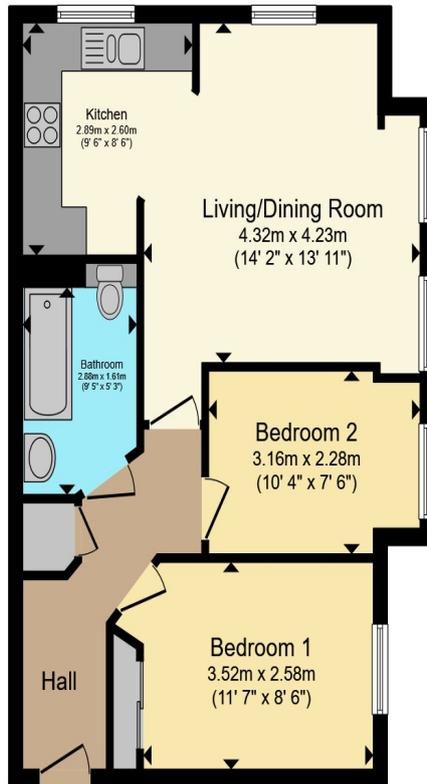
Bathroom

9' 5" x 5' 3" (2.87m x 1.60m)

A modern family bathroom comprising a paneled bath with shower over, wash hand basin, and WC. The room benefits from a side aspect window, allowing for natural light and ventilation.







Total floor area 53.6 m² (577 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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14 New Road
 WILLENHALL WV13 2BG

Property Ref: PWI104463 - 0004

Tenure:Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1500.00

Ground Rent: 45.00

view this property online PaulDubberley.co.uk/Property/PWI104463

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.

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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