for sale

£80,000 Leasehold

Paul Dubberley



Lichfield House Lichfield Road Willenhall WV12 5AB

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Property Description

Situated in a convenient location, this beautifully presented one-bedroom ground floor flat offers stylish and modern living throughout.

Finished to a high standard, the property boasts a bright and welcoming living area, a contemporary fitted kitchen, a spacious double bedroom, and a modern bathroom suite. Well maintained and tastefully decorated, this home is ready for its next owner to move straight into and enjoy.

Ideal for first-time buyers, downsizers, or investors alike, this fantastic property combines comfort, practicality, and modern living in one attractive package.

Allocated parking space.

On Entrance

Hallway

Kitchen/Living Room

21' 3" x 11' 4" (6.48m x 3.45m)
High gloss kitchen with intergrated oven and hob

Bedroom

12' 1" x 9' 1" (3.68m x 2.77m)

Bathroom

7' 9" x 4' 9" (2.36m x 1.45m)
Double shower cubicle

Agents Note

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any
specific requirements before proceeding.
The Vendor has not supplied any information regarding current Leasehold Charges or any restrictions relating to the property - any potential buyer should discuss this with their Conveyancer.

Please note that any services, heating system or appliances have not been tested, and no warranty
can be given or implied as to their working order.

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

Rights and easements
Title MM147138 contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:

• The lease includes legal rights referred to in clause LR11.1, and may grant or reserve other rights affecting the flat; the register does not give their details.

• The 25 April 2018 deed grants rights that affect the land, including rights in favour of Western Power Distribution (West Midlands) Plc. The register does not specify the rights.







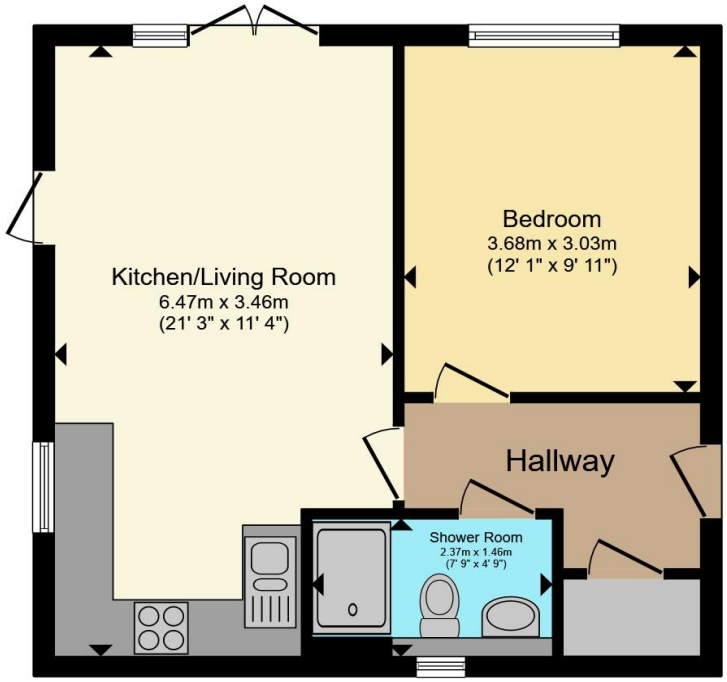












Ground Floor

Total floor area 42.6 m² (459 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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14 New Road
WILLENHALL WV13 2BG

EPC Rating: C

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online PaulDubberley.co.uk/Property/PWI104804

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.