

for sale

**£95,000** Leasehold



## Mill Street Darlaston WEDNESBURY WS10 8TH

A modern style ground floor apartment offered with no upward chain and tenant in situ currently achieving £625PCM. The property boasts; Two Bedrooms, intercom entry system and allocated car parking space. Viewings are highly advised.



# Property Details

## Entrance Hall

With communal hallway, intercom entry phone. doors leading to all rooms and storage cupboard.

## Lounge 15' 3" x 15' 2" ( 4.65m x 4.62m )

With two front double glazed windows, electric heater and opening leading into kitchen.

## Kitchen 9' 1" x 7' 8" ( 2.77m x 2.34m )

With rear double glazed window, wall and base units, electric oven and hob, stainless steel sink/drainer, facility for plumbed in washing machine, and space for fridge/freezer.

## Bedroom One 12' 2" x 9' 2" ( 3.71m x 2.79m )

With rear double glazed window, and electric wall heater.

## Bedroom Two 9' 5" x 8' 4" ( 2.87m x 2.54m )

With front double glazed window.

## Bathroom

With extractor fan, shower over bath with mixer taps and shower screen, W.C, shaver socket, vinyl flooring and electric wall heater.



To view this property please contact Paul Dubberley on

**T 0121 505 3533**

**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
WEDNESBURY WS10 9BY

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: PWE100109 - 0004

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 completion of the purchase.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation 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.

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