



2 Bedroom Flat

Shepwell Green, Willenhall

Offers In Region Of £69,995



REDSTONES

A two bedroom second floor flat having the benefit of UPVC double glazing, central heating and no upward chain. Ideal for landlord (previously let out for £480pcm) or first time buyer this well presented property further comprises, reception hall, lounge, study/store, fitted kitchen, 2 x double bedrooms, bathroom, shower room, parking space and garage. Energy rating E.

RECEPTION HALL With front door, doors to bedrooms, store cupboard, airing cupboard, bathroom and lounge.

LOUNGE 14' 10" x 12' 2" (4.52m x 3.71m) With UPVC double glazed window to the side and central heating radiator.

KITCHEN 12' 3" x 8' 11" (3.73m x 2.72m) With UPVC double glazed window to the side, roll top work surfaces, plumbing, appliance space, stainless steel sink and drainer, electric cooker point, matching wall base and drawer units and electric heater.

BEDROOM ONE 13' 11" x 10' 8" (4.24m x 3.25m) With UPVC double glazed window to the side and central heating radiator.

BEDROOM TWO 11' 10" x 10' 3" (3.61m x 3.12m) With UPVC double glazed window, central heating radiator and built in wardrobe.

SHOWER ROOM With shower cubicle with electric shower and extractor fan.

BATHROOM 7' 6" x 5' (2.29m x 1.52m) With UPVC double glazed window to the rear, wash hand basin in vanity unit, spa corner bath, low level WC, heated towel rail, extractor fan and tiled walls.

OUTSIDE With communal gardens, parking space and garage (in separate block).

VIEWING, please contact Redstones on 01922 235350 if you wish to arrange a viewing appointment for this property or require further information.

TENURE, our vendors have verbally advised us that the property is freehold. As Redstones I have not checked the legal documentation to verify the status of the property, we would recommend that potential buyers obtain verification from a Solicitor prior to expressing any formal intent to purchase.

SERVICES, our vendors have advised us that mains gas, electricity and drainage are available at the property, subject to normal regulations.

Viewing

Please contact our Redstones Estate Agency Office on 01902 235350 if you wish to arrange a viewing appointment for this property or require further information.

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own professional advice. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.



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