for sale

£110,000 Leasehold

Paul Dubberley



Victoria Court Granville Street Willenhall WV13 1DN

Victoria Court Granville Street Willenhall WV13 1DN







Property Description

Paul Dubberley Estate Agents are delighted to present this superb two-bedroom top floor apartment, situated within a sought-after gated development and offered to the market with no upward chain. Benefiting from an allocated parking space, spacious accommodation and excellent commuter links, this property is ideal for first-time buyers, professionals and investors alike.

The accommodation briefly comprises a welcoming entrance hall, two well-proportioned bedrooms, a family bathroom and an impressive open-plan kitchen/lounge. Designed for modern living, this bright and versatile space is perfect for relaxing, dining and entertaining. The lounge enjoys an attractive bay-style aspect, allowing plenty of natural light to flood the room, while the fitted kitchen offers a range of storage units and ample worktop space.

Both bedrooms provide comfortable accommodation and flexibility for a guest room, nursery or home office. The family bathroom is fitted with a three-piece suite and completes the internal layout.

Victoria Court is conveniently located close to a range of local amenities including shops, supermarkets, cafés and leisure facilities. Excellent transport links provide easy access to Wolverhampton, Walsall and Birmingham, with the M6, M54 and Black Country Route all within easy reach. Well-regarded schools are also located nearby.

Combining secure gated living, allocated parking and a convenient location, viewing is highly recommended.

Agents Note

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

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.

We have been advised the following Leasehold Tenure Information & Costs:
99 Years from 1/6/2006, which means there are currently 78 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquires.
Current Ground Rent Approximately £150 per annum
Current Annual Service Charge of £1998 per annum

Hallway

Kitchen
11' 8" x 11' 4" (3.56m x 3.45m)
Lounge
16' 1" x 13' 3" (4.90m x 4.04m)
Bedroom One
11' 10" x 9' 2" (3.61m x 2.79m)
Bedroom Two
9' 3" x 9' 1" (2.82m x 2.77m)
Bathroom
12' 1" x 5' 7" (3.68m x 1.70m)







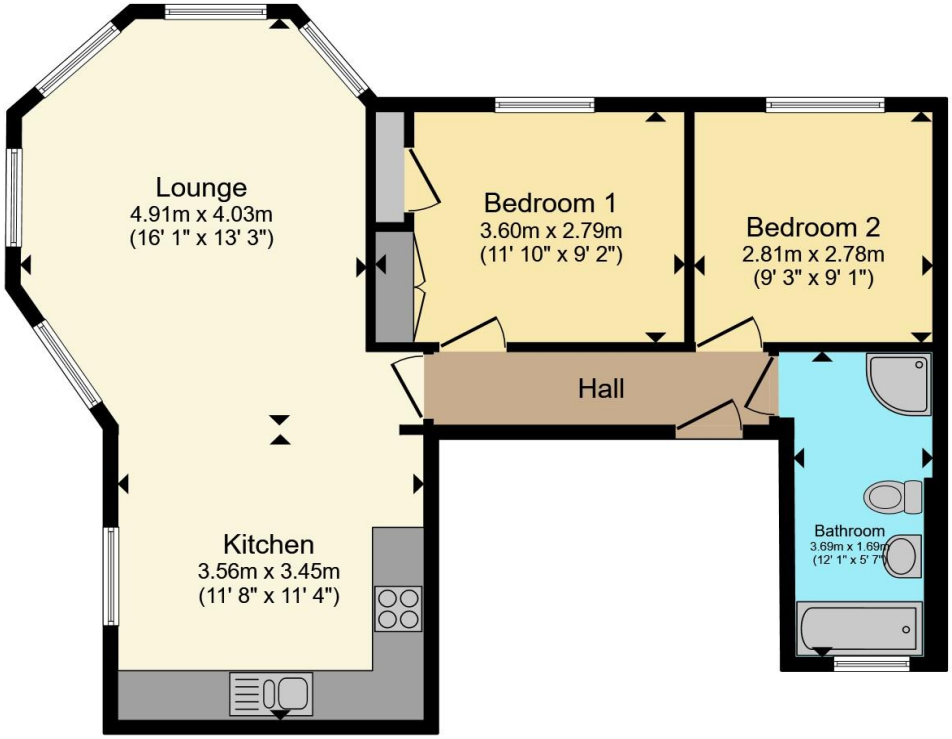












Total floor area 59.5 m² (641 sq.ft.) approx

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

T 01902 494966
E bilston@pauldubberley.co.uk

69 Church Street
BILSTON WV14 0AX

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

EPC Rating: C	Council Tax Band: B	Service Charge: 1998.00	Ground Rent: 150.00

view this property online PaulDubberley.co.uk/Property/PBI105273

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.