



**Lowbridge Walk,  
Bilston, WV14 6BP**

**£135,000**



**A unique property forming part of the former Bilston Girls High School set in a stunning picturesquely development. Delightfully converted into an impressive two bedroom apartment, this stunning ground floor home is presented throughout to a high specification and offers spacious accommodation that must be seen.**

**The home is conveniently situated in a popular residential area local to a range of amenities including shops, school, public transport services. Bilston Town centre is close to hand and the property is available with no upward chain.**

**This extremely well maintained home benefits from numerous noteworthy features including: open plan living room/kitchen, dining room (that could be used as a third bedroom), family bathroom, two good size bedrooms with en-suite shower room off master bedroom, central heating, 'Georgian' type 'sash' windows, stunning high ceilings, 'Parquet' flooring and allocated parking. Interior viewing is highly recommended to fully appreciated this outstanding home.**

**Energy Rating - TBC Council Tax Band - A Tenure - LEASEHOLD**

**Approach** Via secure telephone intercom system.

**Entrance Hall** Having central heating radiator, parquet flooring and storage cupboard.

**Open Plan Living Room** 14' 6" x 13' 11" (4.42m x 4.24m) Having two central heating radiators, two single glazed windows with secondary glazing units and part parquet flooring.

**Kitchen Area** 11' 0" x 8' 10" (3.35m x 2.69m) Having inset composite type sink top with fitted base units and decorative laminate work tops. Built-in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, part ceramic wall tiling, single glazed window with secondary glazing unit and parquet flooring.

**Dining Room** 10' 1" x 9' 8" (3.07m x 2.94m) Having central heating radiator and single glazed window.

**Bedroom One** 16' 9" max x 11' 7" max (5.10m max x 3.53m max) Having central heating radiator and single glazed window with secondary glazing unit.

**En-Suite Shower Room** 9' 1" max x 7' 10" (2.77m max x 2.39m) Having shower cubicle with shower fitting, pedestal wash hand basin, low flush W.C, central heating radiator and extractor fan.

**Bedroom Two** 18' 4" x 9' 0" (5.58m x 2.74m) Having two built in storage cupboards, central heating radiator and single glazed window.

**Family Bathroom** 9' 1" x 8' 9" (2.77m x 2.66m) Having white suite comprising: panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush W.C. Part ceramic wall tiling, extractor fan and central heating radiator.



**Parking** Allocated parking for one vehicle.

### Communal Gardens

**Lease Information** We have been notified by the current owner that 134 years currently remain on the lease and there is a Service Charge of £195.20 per month & a Ground Rent Charge of £200 per annum. (all figures are approximate and should be confirmed by your Legal Representative).

**TENURE: Leasehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: A**

**EPC RATING:**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. No plan can be guaranteed to be an accurate representation of the property. Made with Meriton ©2023



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