



**Bay Avenue,  
Bilston, WV14 0TT**

**£110,000**

**A WELL PRESENTED MODERN SECOND FLOOR APARTMENT, CLOSE TO BILSTON TOWN CENTRE AND A RANGE OF AMENITIES!**

This surprisingly spacious home has been extremely well maintained and benefits from central heating, double glazing and allocated parking for one vehicle.

The approach is by way of communal entrance via secure telephone intercom system with stairs leading to the second floor and to the following accommodation: entrance hall, living room, kitchen, two bedrooms, family bathroom and en-suite shower room.

Within walking distance to a local METRO stop, great transport links, close to local shops and schools.

**Communal Entrance** Via secure telephone intercom system.

**Entrance Hall** Having central heating radiator and storage cupboard.

**Living Room** 14' 8" x 13' 1" (4.47m x 3.98m) Having archway to kitchen area, two central heating radiators, double glazed window and french doors leading to 'Juliette' balcony.

**Kitchen** 10' 8" x 7' 8" (3.25m x 2.34m) Having inset stainless steel 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 and wall mounted combination boiler. Ceramic wall tiles and double glazed window.

**Bedroom One** 12' 4" x 9' 2" (3.76m x 2.79m) Having range of built-in wardrobes, central heating radiator and double glazed window.

**En-suite** Having double shower cubicle with shower fitting, pedestal wash hand basin, low flush WC, extractor fan, central heating radiator and double glazed window.

**Bedroom Two** 8' 8" x 6' 6" (2.64m x 1.98m) Having central heating radiator and double glazed window.

**Bathroom** 7' 5" x 6' 7" (2.26m x 2.01m) Having white suite comprising: panelled bath, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan and central heating radiator.

**Lease Information** We have been notified by the Vendor of the property that 109 years currently remain on the lease and there is a Service Charge of £900 - £1050 per annum & a Ground Rent Charge of £100 per annum. (these 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.

**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.

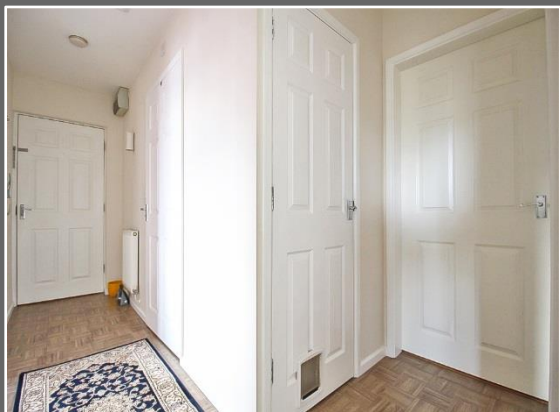
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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 Mortgage Brothers Ltd to contact 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.

Mortgage Brothers Ltd 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.

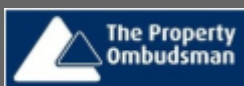




**47 Church Street  
Bilston  
WV14 0AX**

**01902 353 578**

**bilston@skitts.net**



**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**