



**Renton Road, Oxley
Wolverhampton, WV10 6XE**

£95,000



A surprisingly spacious maisonette extremely well presented and modernised throughout, ideal for a first time buyer or an investment opportunity. This particularly delightful one bedroom home has been well maintained and is situated in a popular residential area local to shops, schools and public transport services. Wolverhampton City centre is within 3 miles.

This tastefully decorated property located on the first floor is offered for sale with no upward chain and benefits from central heating, double glazing, a double bedroom with storage, living room with feature fire-place, fitted kitchen, a modern bathroom with bath plus shower over and a rear garden with good size lawn area. INTERIOR VIEWING IS HIGHLY RECOMMENDED!

Council Tax Band A. Energy Rating C. Tenure LEASEHOLD.

Approach By way of pathway leading to the accommodation.

Entrance Composite front door and stairs leading to the first floor.

Landing Having central heating radiator, storage cupboard and airing cupboard housing combination boiler.

Living Room 15' 4" x 10' 7" (4.67m x 3.22m) Coal effect gas fire with marble type surround, hearth and timber fire-place, central heating radiator, laminate flooring and double glazed window.

Kitchen 12' 5" x 6' 0" (3.78m x 1.83m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, plumbing for washing machine, ceramic wall and floor tiling, flush ceiling spot lights and double glazed window.

Bedroom 11' 11" x 9' 5" (3.63m x 2.87m) Laminate flooring, storage cupboard, central heating radiator and double glazed window.

Bathroom 7' 8" x 6' 5" (2.34m x 1.95m) Having white suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Rear Garden Paved patio area, neat lawn area, numerous flowers and flowering shrubs. Shared access to the side.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

LEASE INFORMATION: We are informed by the current vendor that 104 years remain on the lease. The service charge is £525.24 per annum and ground rent is £10.00 per annum. All approximate lease information should be confirmed by your Legal Representative. The current vendor is related to a member of staff at Skitts Estate Agents.



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: C

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.

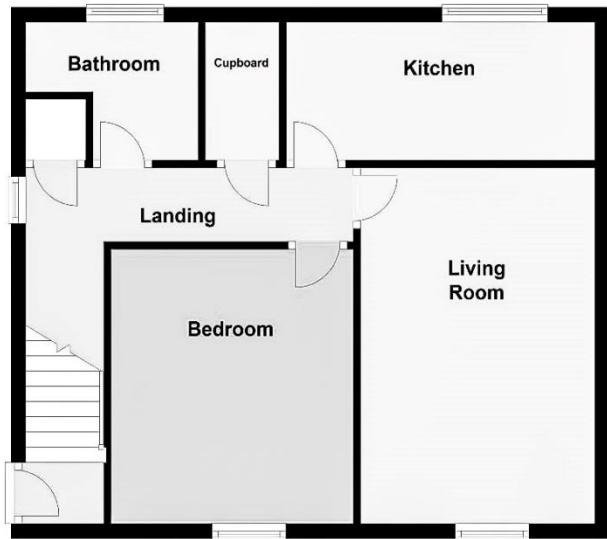
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





First Floor



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