



**37B Yew Tree Lane,
Coseley, WV14 8RF**

Shared Ownership £44,000



A particularly pleasant apartment with two bedrooms situated in a popular residential area local to a range of amenities including shops, schools and public transport services. This well presented first floor home is thought to be an ideal first time buy and must be seen to be appreciated. Property service charges are £35.64 per calendar month, rent is charged at 2.75% on the shares still held by the Landlord Homes Plus Ltd. Example:- 40% share will be £44,000. With a service charge of £35.64pcm and Rent payable of £151.25pcm. The property is for sale with no upward chain and offers a delightful open plan style living area and kitchen, built in wardrobes in bedroom one, a modern bathroom, central heating, double glazing and a allocated parking space to the front.

Approach By way of tarmac area providing off road allocated parking for one vehicle.

Reception Hall Stairs to accommodation, central heating radiator.

Lounge Area 11' 9" x 10' 8" (3.58m x 3.25m) Central heating radiator, double glazed window and storage cupboard.

Kitchen Area 9' 7" x 8' 8" (2.92m x 2.64m) 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, range of fitted wall cupboards, ceramic wall tiles, central heating radiator and double glazed window.

Bedroom One 9' 2" x 8' 4" (2.79m x 2.54m) Built-in wardrobes with mirror fronted sliding doors, central heating radiator and double glazed window.

Bedroom Two 8' 7" x 5' 9" (2.61m x 1.75m) Built-in cupboard, central heating radiator and double glazed window.

Bathroom 6' 9" x 5' 6" (2.06m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling and chrome heated towel rail.

Lease Information We have been notified by the current Vendor that a new 99 year lease will be granted upon completion. Property service charges are £35.64 per calendar month, rent is charged at 2.75% on the shares still held by the Landlord Homes Plus Ltd. Example:- 40% share will be £44,000. With a service charge of £35.64pcm and Rent payable of £151.25pcm. (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.

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.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 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 Mortgage People to contact you to check your eligibility criteria for this shared ownership property.

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.

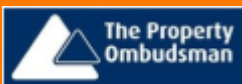




47 Church Street
Bilston
WV14 0AX

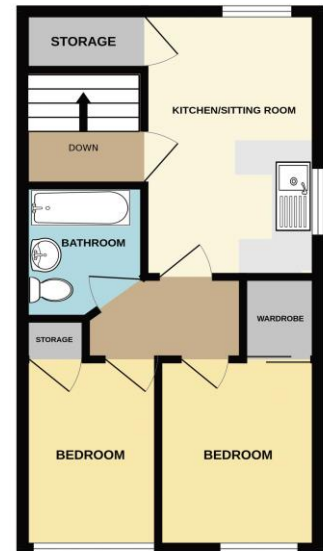
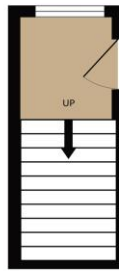
01902 353 578

bilston@skitts.net



GROUND FLOOR


1ST FLOOR



YEW TREE LANE, WV14 8RF

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for development purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12023

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE:

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR