

SKITTS

ESTATE AGENTS



**Balfour Court, Balfour Crescent, Newbridge
Wolverhampton, WV6 0BH**

£95,000

01902 686868

We Value Your Home



A pleasant ground floor flat with garage situated in a popular residential area off Tettenhall Road and local to a range of amenities including shops, schools and public transport services. This spacious two bedroom home is offered to cash buyers only due to 56 years remaining on the current lease.

Noteworthy features include: central heating, double glazing, living room, dining kitchen, bathroom, two bedrooms, garage and rear garden. The property is thought to be an ideal investment opportunity and interior viewing is highly recommended.

Council Tax Band A. Energy Rating C. Tenure LEASEHOLD. Term 99 years from 25th December 1980. Ground Rent is currently £65.00 per annum. The average annual Service Charges (which are charged every 6 months) is approximately £650.00-£750.00 per annum.

Communal Entrance

Reception Hall Having central heating radiator.

Living Room 16' 3" x 12' 4" (4.95m x 3.76m) Having central heating radiator and double glazed window.

Kitchen 12' 9" x 9' 1" (3.88m x 2.77m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, central heating radiator, two double glazed windows and door leading out.

Bedroom One 12' 1" x 12' 0" (3.68m x 3.65m) Having built in wardrobes, central heating radiator and double glazed window.

Bedroom Two 8' 9" x 7' 7" (2.66m x 2.31m) Having central heating radiator and double glazed window.

Bathroom 8' 5" x 5' 9" (2.56m x 1.75m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, lawn area and gated side access.

Garage Having 'Up & Over' door.



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.

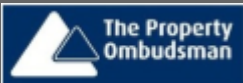




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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

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

SIGNED :

DATE: