



**Argyll Court, Essington Road,
Willenhall, WV12 5DT**

Offers Over £90,000



****A WELL PRESENTED MODERN ONE BEDROOM FIRST FLOOR APARTMENT**** being close to local amenities. Offering no chain. Benefits from double glazing and gas radiator central heating. Comprising of communal entrance, reception hall, lounge, fitted kitchen with built-in hob, oven & extractor, double bedroom with built-in wardrobe, bathroom, communal gardens and secure gated allocated off road parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this well maintained one bedroom first floor apartment situated in this popular development just off the Essington Road. Benefits from gas radiator central heating and double glazing. Is conveniently located for local amenities and a short distance to motorway networks. Briefly comprises of:-

Communal Entrance: With stairs to first floor.

Reception Hall: having front entrance door, storage cupboard, intercom phone, access to loft storage area, doors leading off to:

Lounge: 13' 7" x 10' 1" (4.14m x 3.07m) having uPVC double glazed window to the front, radiator, opening to:

Fitted Kitchen: 9' 4" x 5' 6" (2.85m x 1.67m) having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset sink and drainer unit, tiled splashbacks, built in electric oven, gas hob and extractor hood above, space and plumbing for washing machine, space for refrigerator, wall mounted boiler, uPVC double glazed window to the front

Bedroom: 13' 7" x 10' 2" (4.15m x 3.10m) having uPVC double glazed window to the rear, built in double wardrobe, radiator

Bathroom: 8' 4" x 5' 6" (2.53m x 1.67m) having suite comprising panelled bath with shower over, low flush W.C., pedestal wash hand basin, tiled splashbacks, extractor fan, heated towel rail, ceiling spotlights

Outside: having communal grounds and secure gated access to allocated parking space

NOTES: There are 103 years remaining on the lease. There is a ground rent payable of £252 per annum and a service charge of £1552 per annum





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.**

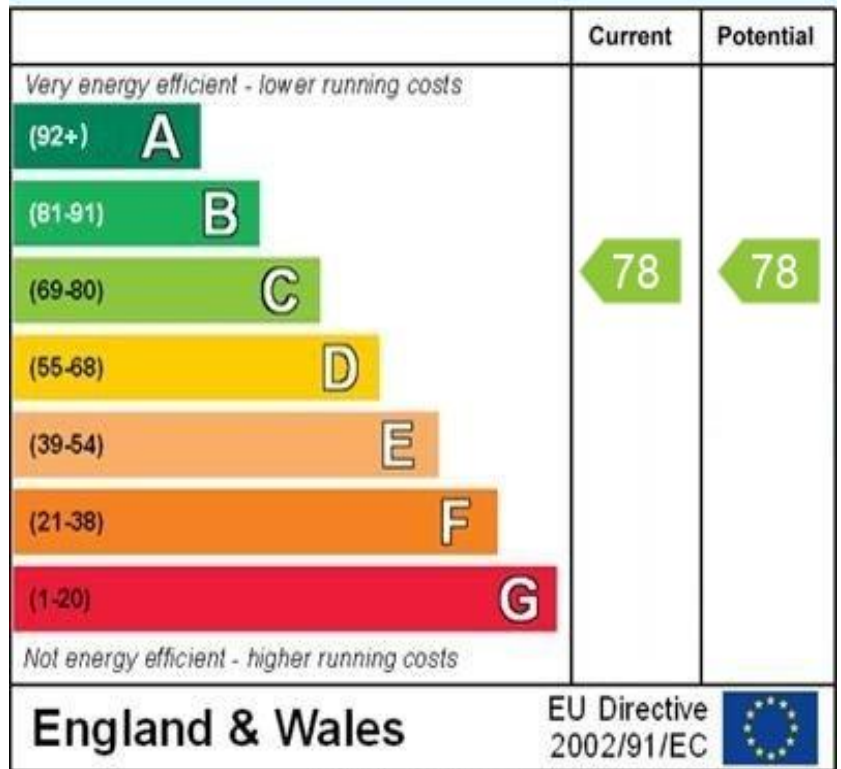
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 analysis, contents and applications shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Metropix CC024

Energy Efficiency Rating



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