



**Cavalcade Rise, Cavalcade Close,
Willenhall, WV12 4FB**

Offers Over £140,000



****A WELL PRESENTED MODERN TOP FLOOR APARTMENT**** located close to local amenities. Benefits from double glazing and gas radiator central heating. Viewing is highly recommended to appreciate the size of the accommodation which is offered for sale with no upward chain. Comprises of communal entrance with intercom system, entrance hall, lounge/diner, fitted kitchen with built-in appliances, two double bedrooms, bathroom with separate shower, communal grounds, allocated parking. **CALL SKITTS WILLENHALL TO ARRANGE YOUR VIEWING!!**

Description: Skitts are delighted to offer for sale this well presented modern top floor apartment situated just off Stroud Avenue in Willenhall. Viewing is highly recommended. Comprises of intercom entry system, entrance hall, lounge/diner, fitted kitchen, two double bedrooms, bathroom, communal grounds and an allocated parking space.

Communal Entrance

Hall: having wooden front entrance door, intercom phone, radiator, laminate floor, access to loft storage area

Lounge/Diner having uPVC double glazed window, laminate flooring, radiator

Fitted Kitchen: having a range of fitted wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, built in electric oven, inset gas hob and extractor hood above, integrated washing machine, refrigerator and freezer, uPVC double glazed window, tiled flooring, ceiling spot lights, radiator

Bedroom One: having uPVC double glazed French style doors to "Juliet" balcony, radiator

Bedroom Two: having uPVC double glazed window, radiator

Bathroom: having suite comprising shower cubicle, paneled bath, low flush W.C., pedestal wash hand basin, part tiled, obscure double glazed window, heated towel rail

Outside: having communal gardens, one allocated parking space and visitors parking spaces

Agents Note: The lease was granted for a term of 125 years from 1st January 2019. There is a service charge payable of £1,175.75 per six months. Ground Rent £67.50 payable per six months.





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: B

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.





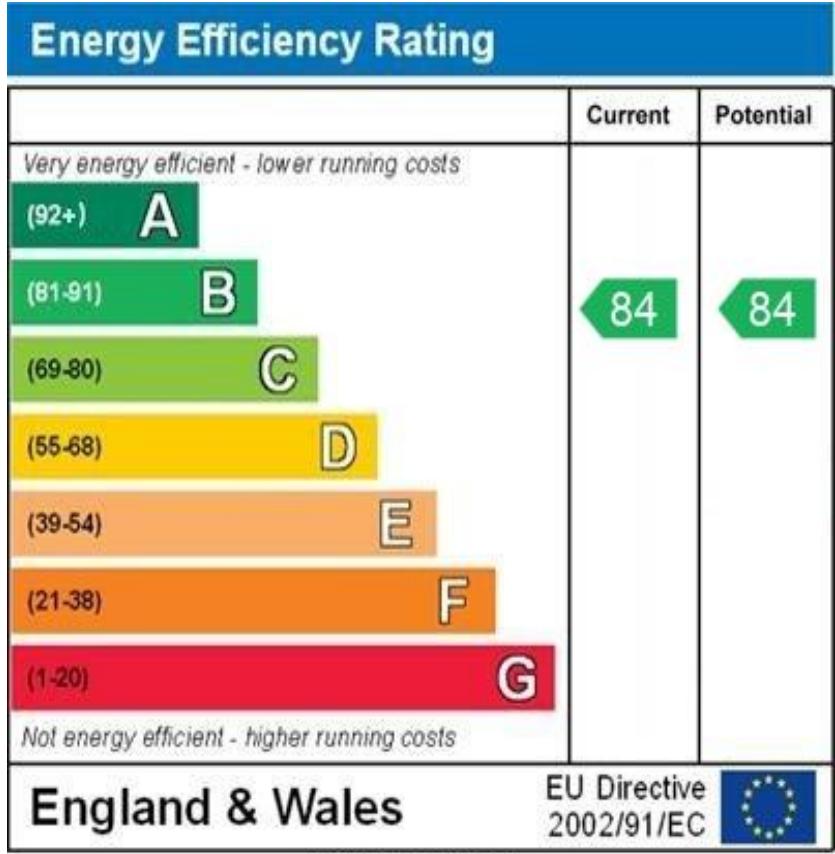
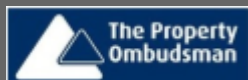
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and are not intended to be used for any purpose other than illustrative purposes only and should be used as such for any prospective purchase. The purchaser, vendor and agent shall remain liable for any errors and omissions as to their accuracy or efficiency can be given.
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