

Robin Hood Road Willenhall Coventry CV3 3AN
£95,000

Benburys
SALES AND LETTINGS

Modern ground floor flat available in Willenhall. Built in the 1950s, the property has been thoughtfully updated to include a contemporary kitchen and bathroom. This flat features a well-proportioned reception room, one double bedroom and recently modernized kitchen and bathroom. Gas central heating and double glazed windows. Easy access to local amenities and transport links. 120 years remaining on the lease. £980 service charge per annum.

Living room

13'2" x 12'4" (4.02 x 3.77)

Grey carpet, double glazed French doors, electric fire in fireplace

Kitchen

10'11" x 5'9" (3.34 x 1.76)

Fitted with range of matching wall and base units including cupboards and drawers, built in electric hob and oven with cooker hood, inset sink unit with mixer taps, roll top work surfaces with tiled splash back areas. Tiled flooring, horizontal radiator and double glazed window

Bathroom

4'9" x 7'11" (1.47 x 2.42)

Double glazed window, chrome towel rail, tiled flooring and walls, white suite which features a panel bath with shower-mixer unit on the taps and shower screen, low level W.C and pedestal wash basin.

Storage room

6'5" x 3'10" (1.98 x 1.19)

Tiled flooring

Bedroom

12'2" x 11'1" (3.73 x 3.38)

Double glazed window, carpeted floor, horizontal radiator and fitted wardrobe

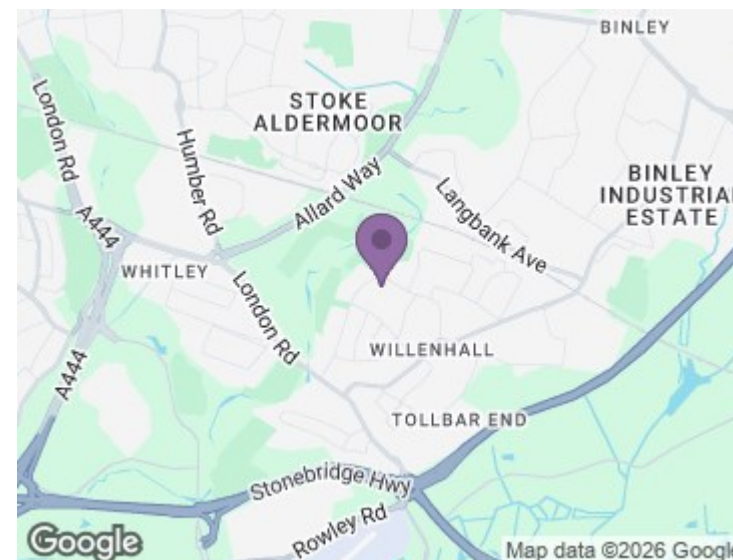
Tenure-Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated

costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

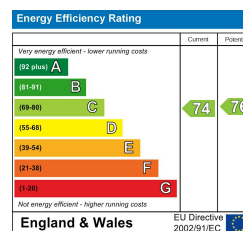
Agency Notes

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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