

PTN Estates

Residential Sales & Lettings



Cotwell End House 71 Catholic

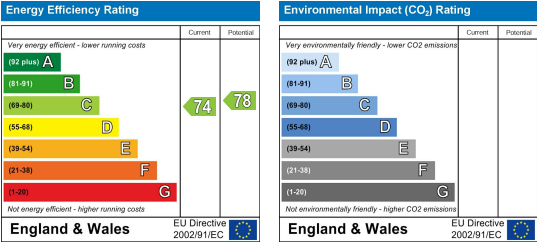
£900 PCM

Situated in the charming area of Catholic Lane, Sedgley, this superb two-bedroom ground floor apartment offers a delightful blend of comfort and convenience. Upon entering, you will find a spacious and attractive lounge. The fitted kitchen is equipped with a modern oven and gas hob.

The property boasts two well-proportioned bedrooms, with the first bedroom featuring built-in wardrobes, providing ample storage space. A recently re-fitted wet room adds a touch of modernity and practicality to the home.

One of the standout features of this apartment is the conservatory, which invites natural light . The garden itself is a lovely outdoor area.

Additionally, the property includes a garage and parking to the rear, providing convenience for residents with vehicles. With gas central heating and UPVC double glazing throughout, this home ensures warmth and energy efficiency all year round.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.