

for sale

£145,000



Goodrich Mews Dudley DY3 2FB

* BEAUTIFULLY PRESENTED AND WELL MAINTAINED GROUND FLOOR APARTMENT * Set on a popular modern residential development which is perfect for First Time buyers and downsizers. The property benefits from two good size bedrooms, through lounge, kitchen and bathroom.

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Lease Information

We have been advised the following Leasehold Tenure Information & Costs : -

125 Years from 1st August 2009, approximately 108 years remaining lease.

Current Ground Rent Approximately £250.00 per annum

Current Annual Service Charge of £1546.70 per annum

Building Insurance Included

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor

Agents Notes

There are restrictions on title that applies to the property, you cannot keep pets, or keep boats, caravans or mobile homes on site. Please enquire at branch.

Communal Entrance

Communal entrance door, intercom system, post boxes.

Entrance Hall

Door to side, intercom system, central heating radiator.

Lounge

20' 4" into bay x 12' 2" (6.20m into bay x 3.71m)

Double glazed bay window to the front elevation, central heating radiator.

Kitchen

9' 6" x 8' 1" (2.90m x 2.46m)

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink drainer unit, electric oven and gas hob, plumbing for washing machine, space for domestic appliances, two storage cupboards, central heating boiler, double glazed window to the rear.



Bedroom One

12' 2" x 11' 7" (3.71m x 3.53m)

Double glazed window to the rear, central heating radiator.

Bedroom Two

8' 7" x 8' 6" (2.62m x 2.59m)

Double glazed window to the front, central heating radiator.

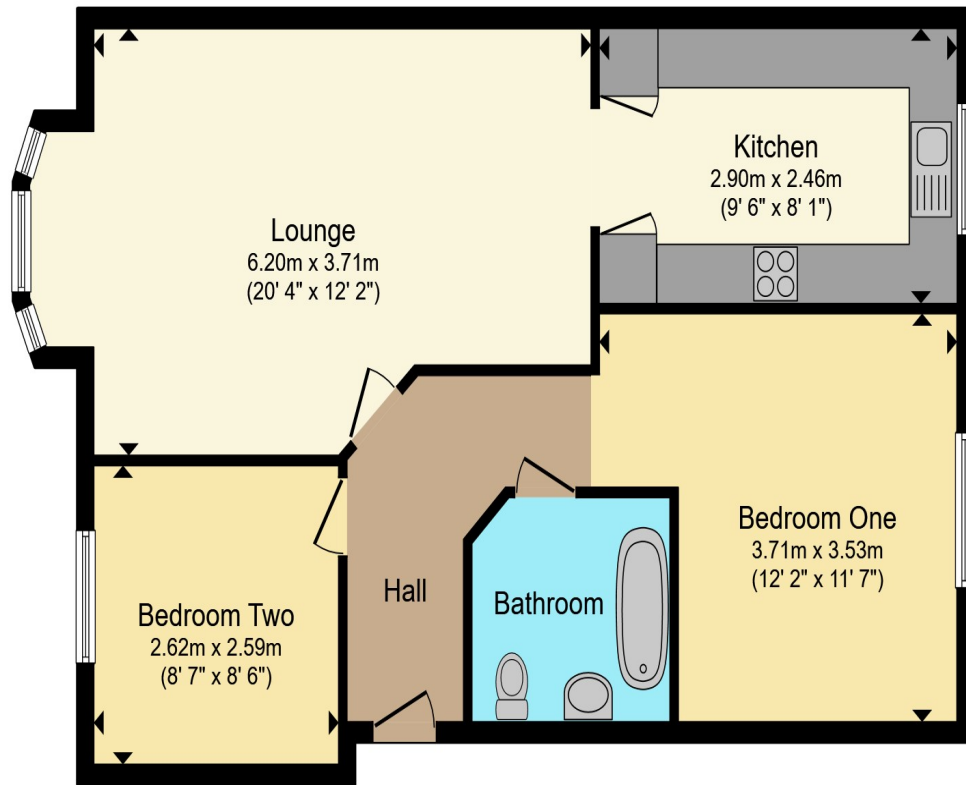
Bathroom

Suite to comprise bath with mixer tap and shower over, wash hand basin, low level w.c., extractor fan, part tiling, central heating radiator.

Outside

Rear allocated parking space.





Total floor area 79.1 m² (851 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD314769 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1546.70

Ground Rent: 250.00

view this property online
connells.co.uk/Property/DUD314769

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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