



Connells

Birmingham New Road
Dudley



Property Description

This well maintained residence features well-preserved living areas that are ideal for first-time buyers and families. The accommodation includes a lounge, an open-plan kitchen and dining area, three first-floor bedrooms, a family bathroom, off-road parking, and a charming rear garden. Additionally, it boasts a prime location with excellent transport links, including Dudley Port and Tipton Train Stations, an upcoming tram line, as well as proximity to Dudley town centre, Dudley College, and various local shops and amenities.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Lease Information & 25% Rent

We have been advised the following Leasehold Tenure Information & Costs : -
125 Years from 25th March 1995,

75% Share Rent is approximately £583.07 per month

Current Ground Rent is N/A

Current Annual Service Charge of £16.31 per month.

Building Insurance N/A

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

Entrance Hall

Double glazed door to front, central heating radiator, stairs to first floor.

Lounge

Double glazed bay window to front elevation, central heating radiator, gas fire with feature surround.

Kitchen/ Dining Room

Kitchen area to include a range of wall and base units with work surfaces over, tiling to splash back, stainless steel sink and drainer unit, gas oven with gas hob and extractor hood over, plumbing for washing machine, space for domestic appliances, wall mounted central heating boiler, storage pantry, double glazed windows to rear and side elevations.

Dining area having patio doors to rear elevation leading to garden, central heating radiator.

First Floor

Landing

Double glazed window to side elevation, loft access.

Bedroom One

Double glazed window to front elevation, central heating radiator.

Bedroom Two

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

Double glazed window to rear elevation, central heating radiator.

Bathroom

Suite to comprise bath with shower attachment over, low level WC, wash hand basin, tiling, central heating radiator, double glazed window to front elevation.

Outside

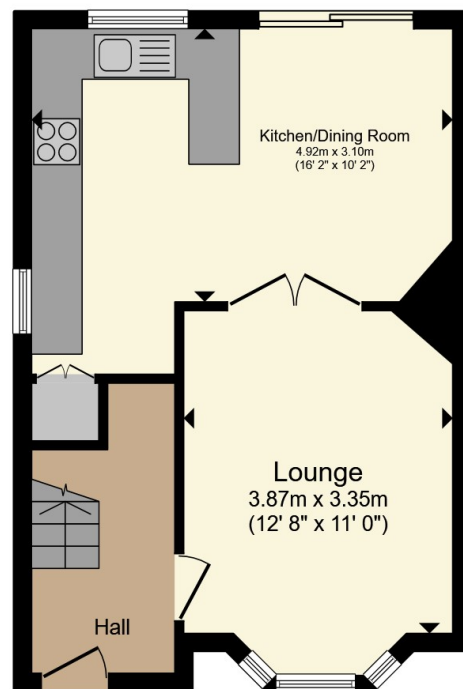
To the front black paved driveway giving off road parking, gravel area, side access to rear garden

To the rear mature garden having patio area, lawn area, various shrubs and borders, storage shed.

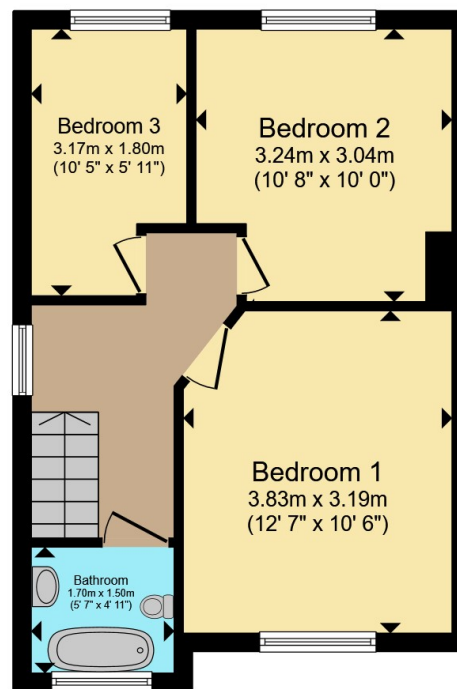








Ground Floor



First Floor

Total floor area 74.0 m² (796 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

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
Band: B

Service Charge: 16.31 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD314952

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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