



Roper Walk, Dudley

- FIRST FLOOR FLAT
- NO UPWARD CHAIN
- PERFECT FOR FIRST TIME BUYERS & INVESTORS ALIKE
- ONE BEDROOM
- ALLOCATED PARKING
- GAS CENTRAL HEATING

Tenure: Leasehold

Offers In The Region Of £90,000

HUNTERS[®]
HERE TO GET *you* THERE

Roper Walk, Dudley

DESCRIPTION

Hunters are excited to present this first floor flat being sold with no upward chain. Well maintained throughout, this property promises to be a perfect choice for first time buyers and investors alike boasting a yield of circa 7%.

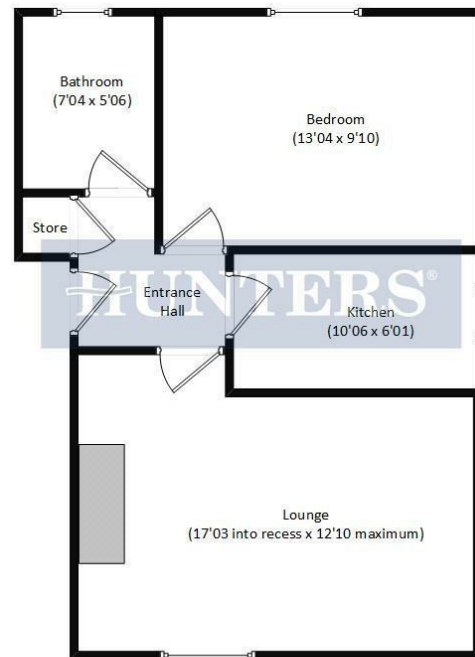
Briefly comprising of an entrance hall giving access to comfortable lounge with gas fireplace, fitted kitchen with integrated electric oven & gas hob, double bedroom and bathroom.

Allocated off road parking and access to communal garden to the rear complete the advantages of this wonderful property.

To arrange a viewing please call the office and speak to a member of our sales team.



Council Tax: A



This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.

3-5 Bilston Street, Sedgley, DY3 1JA



Tel: 01902 672274 Email:

sedgley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	
					

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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