



**Dudley Road, Sedgley**  
Dudley, DY3 1TD

**£105,000**



A well maintained first floor flat situated in a popular residential area local to a range of amenities and a short distance from Sedgley Centre.

This spacious property thought to be an ideal first time buy or investment opportunity is for sale with no upward chain and benefits from central heating, double glazing and off road parking to the side.

Further highlights include: two double bedrooms, spacious living room, fitted kitchen, a stylish shower room and a low maintenance garden to the rear.

**Council Tax Band A. Energy Rating C. Tenure LEASEHOLD** Approximately 103 years remaining. Service Charge £387.56 per half year. Ground Rent £10.00 per year. All lease details are approximate and should be confirmed by your Legal Representative.

**Approach** By way of communal entrance and secure telephone intercom system.

**Reception Hall** Composite front door, laminate flooring and central heating radiator.

**Living Room** 14' 10" x 14' 6" (4.52m x 4.42m) Coal effect electric fire with surround, hearth and fire-place, Karndean flooring, central heating radiator and double glazed window.

**Kitchen** 10' 9" x 8' 7" (3.27m x 2.61m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall tiling and double glazed window.

**Bedroom One** 12' 8" x 11' 5" (3.86m x 3.48m) Built-in cupboard, central heating radiator and double glazed window.

**Bedroom Two** 11' 6" x 10' 4" (3.50m x 3.15m) Central heating radiator and double glazed window.

**Shower Room** 8' 1" x 6' 4" (2.46m x 1.93m) Having white suite comprising: shower cubicle with shower fitting, wash hand basin built-in vanity unit and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

**Rear Garden** A low maintenance rear garden with patio area.

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**TENURE: Leasehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: A**  
**EPC RATING: C**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





Total floor area 78.8 sq.m. (848 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX

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