



**North One Mews, Northway, Sedgley**  
Dudley, DY3 3PA

**£129,950**



An extremely well presented ground floor apartment situated in a popular residential area local to amenities including shops, schools and public transport services. This spacious home offered for sale with no upward chain is thought to be an ideal first time buy and interior viewing is highly recommended.

The property has been well maintained and benefits from a modern stylish kitchen and bathroom, a stunning 19ft living room with feature bay window, one double bedroom with built-in wardrobe, central heating with combination boiler, double glazing, neat communal lawn gardens and allocated parking.

Council Tax Band B. Energy Rating C. Tenure LEASEHOLD - Currently 999 years remaining. Service Charge £490.19 per half year. Ground Rent nil. All lease figures are approximate and should be confirmed by your Legal Representative.

**Communal Entrance** By way of telephone intercom system.

**Entrance Hall** Having storage cupboard and central heating radiator.

**Living Room** 19' 9" x 16' 4" (6.02m x 4.97m) (Max) Having wall mounted pebble effect electric fire, two central heating radiators, laminate flooring and four double glazed windows.

**Kitchen** 11' 9" x 7' 8" (3.58m x 2.34m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, wall mounted combination boiler, double glazed window, ceramic wall and floor tiling.

**Bedroom** 11' 2" x 10' 9" (3.40m x 3.27m) Having built in wardrobe, central heating radiator and double glazed window.

**Bathroom** 9' 0" x 8' 0" (2.74m x 2.44m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall tiling, extractor fan, shaver point, chrome heated towel rail and storage cupboard

**Parking** Having one allocated parking space.







**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: B**  
**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.

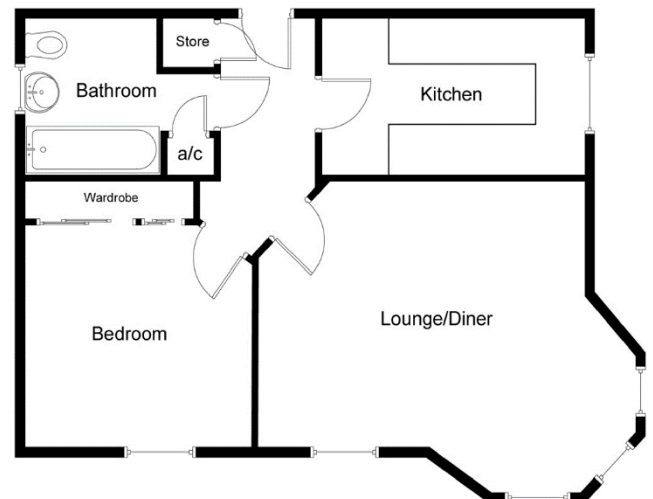
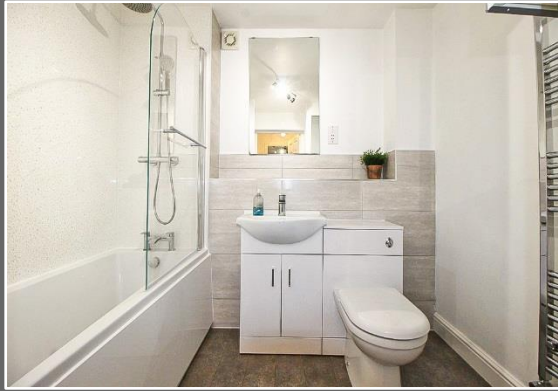
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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.





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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED : .....

DATE: .....