



**Butler Close,
Dudley, DY1 4ST**

£165,000



Located within one of the area's most desirable and modern developments, this beautifully presented and deceptively spacious two bedroom ground floor apartment offers contemporary living in a peaceful cul-de-sac setting. Conveniently positioned for a host of local amenities, including a wide range of shops, well regarded schools, and excellent public transport links, this property also enjoys close proximity to the iconic Black Country Living Museum, making it a fantastic lifestyle choice for professionals, first-time buyers, downsizers/retirement or buy-to-let investors alike.

From the moment you arrive, the property impresses with its attractive position and well maintained communal areas. Entry is via a secure telephone intercom system, providing peace of mind and a sense of privacy. Once inside, the apartment reveals a thoughtfully designed interior that has been tastefully decorated and immaculately cared for by the current owners, allowing any prospective buyer to move in with ease.

The welcoming reception hallway offers two good size storage cupboards, ideal for coats, shoes and everyday household essentials. This leads through to the heart of the home – a stunning open-plan living, dining and kitchen space measuring approximately 21 feet in length. This expansive room is flooded with natural light from four delightful windows, creating a bright and airy atmosphere perfect for relaxing, entertaining or working from home. The kitchen is modern and well equipped, featuring a stylish range of contemporary wall and base units, coordinating work surfaces and integrated appliances, including an oven with a four ring electric hob, a refrigerator, freezer and washing machine. The seamless flow between the kitchen and living area makes it an ideal space for socialising and day-to-day living.

There are two generously sized bedrooms, both offering ample space for furniture and beautifully finished with neutral décor to suit all tastes. The main bedroom is spacious and offers plenty of potential for additional fitted wardrobes or a dressing area if desired. The modern bathroom is another standout feature, fitted with a sleek white suite comprising a panelled bath with shower over, wash hand basin and low flush WC. Chrome fittings, a heated towel rail, ceramic wall and floor tiling, and flush ceiling spotlights complete the luxurious feel of this contemporary space.

Further benefits include gas central heating powered by a combination boiler, full double glazing throughout and excellent energy efficiency. Externally, the property includes one allocated parking space along with access to visitor parking bays, ensuring convenience for residents and guests alike. This superb apartment combines style, space and an enviable location in one appealing package.

Whether you're stepping onto the property ladder, looking to downsize without compromise, or seeking a smart investment in a thriving area, this property ticks all the boxes. Viewing is highly recommended to truly appreciate the quality and comfort this home has to offer.

Council Tax Band B. Energy Rating B. Tenure LEASEHOLD.





Communal Entrance By way of secure telephone entry intercom system.

Reception Hall

Living Room / Kitchen Area 21' 9" x 12' 0" (6.62m x 3.65m)

Bedroom One 13' 8" x 10' 9" (4.16m x 3.27m)

Bedroom Two 11' 5" x 8' 0" (3.48m x 2.44m)

Bathroom 7' 0" x 6' 10" (2.13m x 2.08m)

Parking Allocated parking for one vehicle plus visitors spaces.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable. There are approximately 241 year remaining on the lease and there is a Service Charge of approximately £633.60 per half year. (All lease information should be confirmed by your Legal Representative).

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: B

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.

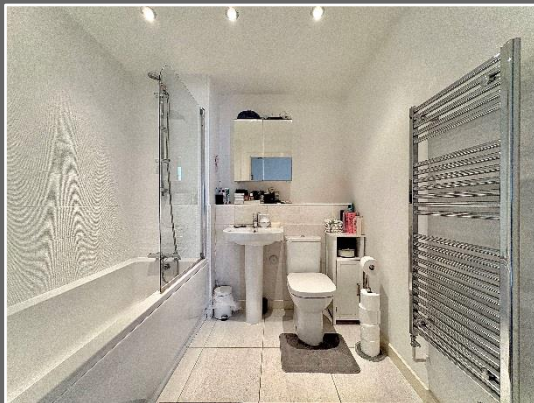
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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 63.7 sq.m. (685 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.focalagent.com

15 Dudley Street
Sedgley
DY3 1SA

01902 686868

sedgley@skitts.net

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:

