

for sale

£125,000



Purlin Wharf Dudley DY2 9PQ

PUBLIC NOTICE 95 Purlin Wharf Netherton DY2 9PQ We are acting in the sale of the above property and have received an offer of £135,500 Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. Energy rating C.

Purlin Wharf Dudley DY2 9PQ

Communal Entrance

Door to front, stairs to accommodation, post box, secure intercom system

Entrance Hall

Door to side, electric heater, storage cupboard, cupboard housing water tank, intercom system.

Lounge

14' x 12' (4.27m x 3.66m)

Double glazed patio doors to rear elevation with Juliet balcony, double glazed windows to rear elevation, electric heater

Kitchen

11' x 6' (3.35m x 1.83m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric oven , electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances, double glazed window to rear elevation.



Bedroom One

14' max x 11' max (4.27m max x 3.35m max)

Double glazed window to rear elevation, electric heater

Bedroom Two

11' x 9' (3.35m x 2.74m)

Double glazed window to front elevation, electric heater

En Suite

shower enclosure with mains shower, low level WC, wash hand basin, electric heated towel rail, tiling

Bathroom

bath, with mains shower, low level wc, wash hand basin, electric heated towel rail, double glazed window to the side.

Outside

allocated parking.

Agents Notes

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order

Lease Details

We have been advised the following Leasehold Tenure Information & Costs :-

155 Years Remaining from 1st September 2005,

Current Ground Rent Approximately - To Be Advised

Current Annual Service Charge - To Be Advised

Building Insurance - To Be Advised

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



To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD313398 - 0007

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online connells.co.uk/Property/DUD313398



This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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