



Connells

Lister Road
Dudley



Property Description

This elegantly presented ground floor maisonette is located in a highly desirable area of Dudley. The current owners have meticulously maintained the property, which features spacious living areas ideal for first-time buyers and those looking to downsize. With convenient ground floor access to both the front and rear gardens, the maisonette includes two double bedrooms and a generous lounge. Its prime location offers easy access to a variety of amenities, shops, Dudley town centre, bus routes, and the upcoming tram line.

Entrance Hall

Double glazed door to the front elevation, built-in storage cupboard, central heating radiator.

Lounge

14' 6" x 11' 8" (4.42m x 3.56m)

Double glazed window to the front elevation, central heating radiator.

Kitchen

10' 2" x 9' 3" (3.10m x 2.82m)

A fitted kitchen to comprise a range of wall and base units with work surfaces over, sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed windows to the rear & side, double glazed door to the rear.

Bedroom One

13' x 11' 5" (3.96m x 3.48m)

Double glazed window to the front elevation, central heating radiator.

Bedroom Two

11' 9" x 11' 2" (3.58m x 3.40m)

Double glazed window to the rear elevation, fitted wardrobes housing boiler, central heating radiator.

Shower Room

7' 6" x 5' 3" (2.29m x 1.60m)

Shower enclosure with main shower, wash hand basin, low level w.c., tiling, extractor fan, double glazed window to the rear.

Outside

To the front of the property step path approach to front door, lawned area, side access to rear garden. Rear garden having slabbed paved area, lawned area, storage shed & brick built store.

Lease Information

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

Years Remaining from .

Current Ground Rent Approximately £20.00 per annum

Current Annual Service Charge of £500.00 per annum (approx)

Building Insurance £279.59 per annum

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









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

To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: 500.00 Ground Rent:
 20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD313792

This is a Leasehold property with details as follows; Term of Lease 125 years from 05 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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