

for sale

£75,000



Melvyn House Cradley Road Dudley DY2 9RJ

**** A WELL MAINTAINED THROUGHOUT STUDIO APARTMENT SET IN THE VERY POPULAR AREA OF NETHERTON** EXCELLENT LOCATION FOR ALL AMENITIES, SHOPS AND TRANSPORT LINKS** IDYLIC OUT LOOK TO REAR LEADING TO CANAL** BENEFITING FROM NO UPWARD CHAIN **EXTENDED LEASE****

Melvyn House Cradley Road Dudley DY2 9RJ

Communal Entrance

communal door, stairs to first floor accommodation

Open Plan Kitchen/Living

Double glazed windows to front elevation

Kitchen area to have units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer taps over, electric oven ,electric hob, cooker hood over.

Living space

Shower Room

obscure window to side elevation, bathroom suite comprises of built in shower cubicle with electric shower above, vanity hand wash basin with hot and cold water taps, low level W/C, tiling to walls

Walk In Wardrobe

8' 3" x 7' 1" (2.51m x 2.16m)

power and light



Outside

Communal gardens to the front, tarmac path approach. To the rear communal parking area with one allocated parking space, rear access to canal.

Lease Information

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

125 Years from 25th March 1979 to 24th March 2138.

Current Ground Rent Approximately £960.00 per annum

Current Annual Service Charge of £940.00 per annum

Building Insurance Inclusive

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

Agents Note

Public Right of Way

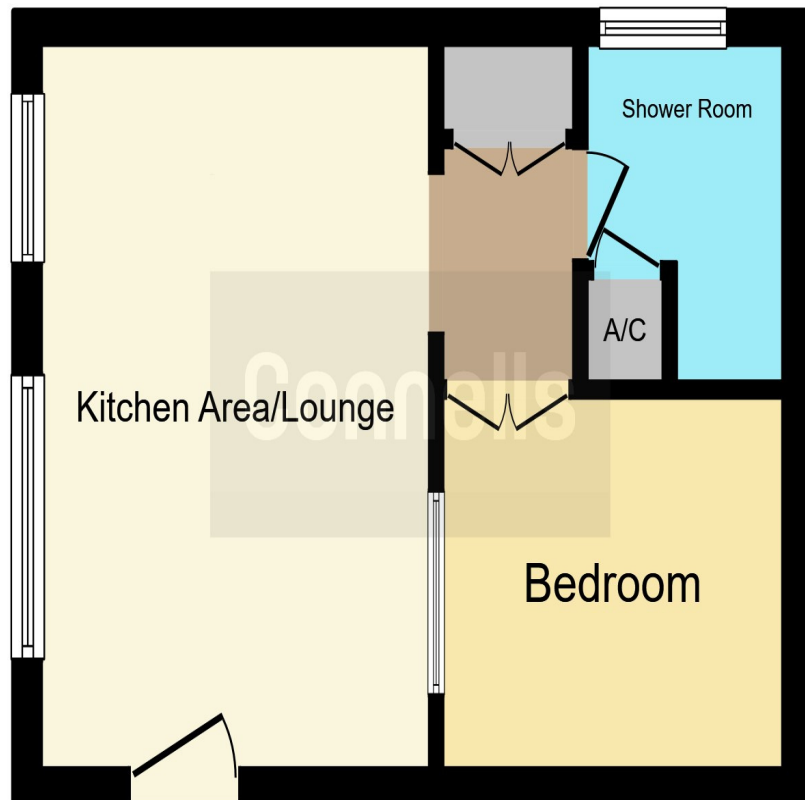
There is an existing Right of Way at the property, please enquire with the branch for further details.

Private Right of Way

There is a easement on the title, please enquire with the branch.

There are Restrictions on the title that prevent from running a business, or keeping boats, caravans or mobile homes on site.





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

Property Ref: DUD314183 - 0004

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 940.00

Ground Rent: 960.00

view this property online connells.co.uk/Property/DUD314183

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Sep 2025. Should you require 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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