



Connells

The Limes Churns Hill Lane
Himley Dudley

The Limes Churns Hill Lane Himley Dudley DY3 4LX

for sale
£250,000



Property Description

Nestled in a tranquil rural setting with picturesque countryside views, this well-appointed ground-floor two-bedroom apartment is exclusively designed for residents aged 55 and over, promoting a comfortable and low-maintenance lifestyle. The development features secure access through an intercom and passcode entry system, ensuring a private and inviting atmosphere. Located in the heart of Himley village, it is surrounded by expansive open countryside while still being conveniently close to Wombourne, Swindon, Kingswinford, Wall Heath, and the city centre of Wolverhampton.

Communal Entrance

Intercom system, post boxes, stairs to accommodation, lift to accommodation.

Entrance Hall

Door to the front, central heating radiator, two built-in storage cupboards,

Lounge

15' 4" (into bay) x 14' 1" (into bay) (4.67m (into bay) x 4.29m (into bay))

Two double glazed bay windows to the rear & side elevations, central heating radiators.

Kitchen

16' x 10' 7" (4.88m x 3.23m)

A fitted kitchen to include a wall and base units with work surfaces over, one and a half bowl stainless steel sink & drainer unit with mixer tap over, electric cooker point, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the side elevation.



Bedroom One

12' 3" x 11' 10" (3.73m x 3.61m)

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

En-Suite

Shower cubicle, wash hand basin, low level w.c., tiling, central heating radiator.

Bedroom Two

11' 2" x 10' 10" (3.40m x 3.30m)

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

Bathroom

Suite to comprise bath, wash hand basin, low level w.c., tiling, central heating radiator.

Outside

Communal gardens & parking.

Lease Information

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

999 Years from 1st July 2002.

Current Ground Rent N/A - Peppercorn Rent

Current Annual Service Charge of £3319.76 per annum

Building Insurance Included

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

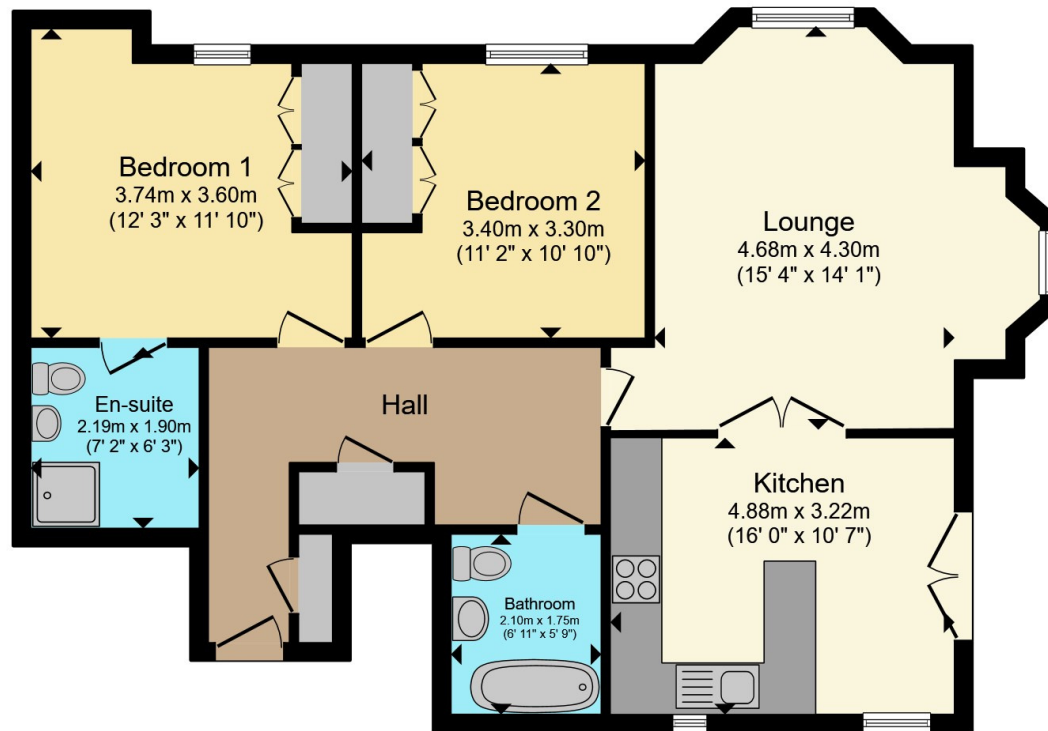
Agents Notes

There are restrictions on title that applies to the property, prospective purchasers have to be over 55 years old. Please enquire at branch.









Total floor area 75.7 m² (815 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.propertybox.io



To view this property please contact Connells on

T 01384 214 770
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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: B

Council Tax
Band: C

Service Charge:
3319.76

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD314309

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2002. 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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