



12 Holborn House, High Holborn, Dudley, DY3 1SP

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The apartment is situated on the second floor and is accessed at the rear where there is allocated private, gated, parking. The apartment has an entrance hall, two good sized bedrooms with French doors and Juliette balcony's, a bathroom fitted with a white suite, the Living room has similar French doors and Juliette balcony and a full height picture window and kitchenette with integrated appliances. The apartment has intercom, double glazing, underfloor heating and no upward chain.

EPC: C
WOMBOURNE OFFICE

LOCATION

Formerly The Council House, High Holburn was Sedgley's first public Library and was opened in 1951. In 1966 it was reappropriated by Dudley MBC and used as office space for the locality's Social Services Department until 2000. In 2003 it was converted in to Apartments by Selbourne Homes, leaving the original façade intact, disguising a rear extension. The building is of special interest but not listed. It is situated on the A459 Dudley Road and shares it access with local supermarket ASDA, giving excellent facilities and amenities with access to regular transport links. It also sits alongside St Chads & All Angels Church and St Chad's Primary School.

DESCRIPTION

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ACCOMMODATION

The ENTRANCE HALL is accessed through a wooden security door and has an intercom system. The LIVING ROOM has a large double glazed full height picture window with double glazed French doors and a Juliette balcony. The KITCHEN AREA is fitted with a range of wall and base units with complementary work surfaces with one and a half sink with drainer and mixer tap, there are a range of appliances including integrated oven with ceramic hob and chimney extractor, dishwasher, washing machine, fridge and freezer. The central heating boiler is wall mounted and there is a tiled splashback and spotlights. DOUBLE BEDROOM 1 has double glazed French doors with Juliette balcony. BEDROOM 2 has double glazed French door and Juliette balcony. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, low level W/C, pedestal wash hand basin and mixer tap, heated towel rail, spotlights and part tiling to walls.

OUTSIDE

The apartment is accessed through electronically operated metal gates into the parking area where there is allocated parking.

LEASEHOLD INFORMATION

TO BE CONFIRMED

TENURE WE UNDERSTAND THAT THE PROPERTY IS LEASEHOLD SERVICES We are informed by the Vendors that all main services are installed. COUNCIL TAX BAND TBC – Dudley MBC POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Wombourne office.

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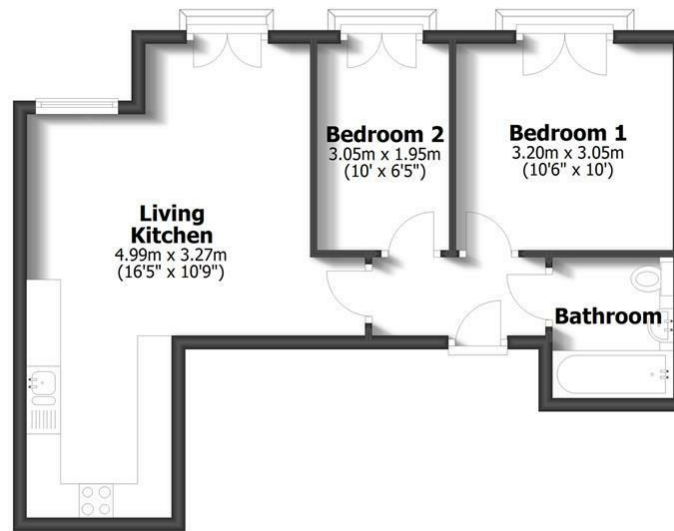
Offers In The Region Of
£135,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**12 HIGH HOLBORN
SEDGLEY**



Second Floor

TOTAL: 46.7sq.m. 502sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

