



**6 The Limes, Himley**  
DY3 4LX

**Taylors**

Offers in the Region of  
**£190,000**



**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

### The Limes, Himley Village

A spacious and well-appointed ground floor apartment, forming part of an exclusive development designed for residents aged 55 and over. This property offers bright and airy accommodation, set within beautifully maintained communal gardens, the upkeep of which is included in the service charge.

### Key Features

- Generous layout with gas central heating and UPVC double glazing
- Secure communal ground floor entrance with intercom and electronic door entry system
- Two allocated parking spaces
- Peaceful village setting with excellent access to nearby towns and amenities

### Accommodation

- Entrance lobby and welcoming reception hall
- Large lounge with ample natural light
- Spacious, fully fitted dining kitchen with integrated appliances
- Two double bedrooms, both with fitted wardrobes
- En-suite shower room to the principal bedroom
- Separate family bathroom

### Location

Situated in the heart of Himley village, the development is surrounded by open countryside while remaining conveniently close to Wombourne, Swindon, Kingswinford, Wall Heath, and Wolverhampton city centre.

Council Tax - C. EPC - C. Tenure: LEASEHOLD. Approximately 77 years remaining on lease. GROUND RENT: Nil. SERVICE/ MAINTENANCE CHARGE: £2945.00 per annum. Construction: Standard Brick Construction with tiled roof. Mains Electric, Water and Drainage services connected. Broadband/ Mobile coverage: check [gb/broadband-coverage](#).

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY OFFICE

**Taylors**





**Council Tax Band: C**

**Tenure: Leasehold**

**Property Type: Flat**

**Taylors**

- DESIRABLE HIMLEY VILLAGE LOCATION
- OVER 55s GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- STYLISH OPEN PLAN DINING KITCHEN
- ENSUITE SHOWER
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- NO UPWARD CHAIN
- ALLOCATED PARKING SPACE
- LUXURY RETIREMENT APARTMENT
- BATHROOM

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#### MISREPRESENTATION ACT 1967

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The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.





**Taylor's**

