



42 Bourne Hall, Mallows Grove, Dudley

DY1 4SU

Taylors

Offers in the Region of
£149,950

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

SPACIOUS & STUNNING DOUBLE BEDROOM GROUND FLOOR APARTMENT – a superb bungalow alternative – tucked away in a quiet position within an impressive development created from an attractive period building in a popular Dudley neighbourhood.

Set amidst beautifully landscaped grounds, the property enjoys a convenient location close to the Castle Gate complex, offering a fantastic selection of pubs, restaurants, a bowling alley, cinema, museums, canal walks, and the forthcoming metro line.

Beautifully maintained throughout by the current owners and benefitting from double glazing and electric heating, the accommodation briefly comprises: entrance hall, stylish open-plan lounge/kitchen with integrated appliances, double bedroom, modern bathroom, and an allocated parking space.

An ideal opportunity for those seeking a well-presented home in a desirable and convenient location – early viewing is advised!

Council Tax - A. EPC - C. Tenure - Leasehold - 244 years remaining. Service Charge £125.00/ month Ground Rent £150.00/ annum.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Entrance Hall with airing cupboard.

Open Plan Lounge Kitchen - 4.72m x 4.34m max (15'6" x 14'3" max) with integrated appliances.

Bedroom - 4.14m x 2.67m (13'7" x 8'9") with fitted wardrobes.

Bathroom - 2.51m x 1.73m (8'3" x 5'8")

Allocated Parking Space





Council Tax Band: A

Tenure: Leasehold

Property Type: Ground Floor Flat

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- DOUBLE BEDROOM GROUND FLOOR APARTMENT
- POPULAR DUDLEY NEIGHBOURHOOD
- ATTRACTIVE PERIOD BUILDING
- MODERN OPEN PLAN LOUNGE/KITCHEN
- ALLOCATED PARKING
- MUST BE VIEWED TO BE APPRECIATED

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MISREPRESENTATION ACT 1967

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