



9A, Ruiton Street, Lower Gornal
Dudley, DY3 2EH

Taylor's

Offers in the Region of
£159,950

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Stunning Two Bedroom Ground Floor Apartment offered for sale with no upward chain, ideally positioned within the popular Lower Gornal neighbourhood, close to local amenities and excellent transport links. Well maintained throughout by the current owners, this deceptively spacious property benefits from double glazing and electric heating, offering well-presented accommodation throughout. The layout briefly comprises a welcoming entrance hall, a modern open-plan lounge/kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from secure gated parking with an allocated parking space, along with a garden area to the rear. This attractive apartment is ideal for first-time buyers, downsizers or investors and must be viewed to fully appreciate the space and location on offer.

Accommodation briefly comprises :-

Entrance Hall with storage cupboard.

Open Plan L-Shaped Lounge/ Kitchen

Lounge Area - 4.95m x 3.12m (16'3" x 10'3")

Kitchen Area - 2.62m x 1.5m (8'7" x 4'11")

Bedroom - 4.06m x 3.07m max (13'4" x 10'1" max) with built in storage.

Bedroom - 2.95m x 2.34m (9'8" x 7'8")

Bathroom - 2.54m x 1.7m (8'4" x 5'7")

Allocated Parking (gated secure car park with parking space to rear & intercom system).

Outside Garden to the rear with patio area & astro turf.

Council Tax - A. EPC - C. Tenure - Leasehold - 120 years remaining. Service Charge £1,140.00/ annum Ground Rent £0.00/ 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





Council Tax Band: A

Tenure: Leasehold

Property Type: Flat

Taylor's

- TWO BEDROOM GROUND FLOOR FLAT
- NO UPWARD CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- GATED SECURE ALLOCATED PARKING
- STYLISH OPEN PLAN LOUNGE KITCHEN
- IDEAL FOR FIRST BUYERS OR INVESTORS
- WALKING DISTANCE OF USEFUL AMENITIES & TRANSPORT LINKS
- MUST BE VIEWED TO BE APPRECIATED

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MISREPRESENTATION ACT 1967

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