



Connells

Bourne Hall Mallows Grove
Dudley

Bourne Hall Mallows Grove Dudley DY1 4SU

for sale offers in the region of
£200,000



Property Description

Located opposite the Black Country Living Museum Bourne Hall is a stunning collection of apartments, set in an historically important refurbished Guest Hospital building in Dudley. Originally designed by architect William Bourne, Bourne Hall served as the administration building and has now been carefully refurbished to feature contemporary designed apartments.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Entrance Hall

Door to the side, double glazed window to the front, built-in storage cupboard, electric heater, converted loft space for storage.

Lounge / Dining Area

23' (max) x 17' 8" (into bay) (7.01m (max) x 5.38m (into bay))

Double glazed bay window to the front, double glazed window to the side, electric heater.

Kitchen

9' 2" x 6' 5" (2.79m x 1.96m)

Fitted gloss kitchen to include a range of wall and base units with work surfaces over, integrated appliances to include electric oven & electric hob with cooker hood over, fridge freezer, washer / dryer machine, stainless steel sink & drainer unit.

Bedroom One

13' 9" x 9' 2" (4.19m x 2.79m)

Double glazed window to the rear, electric heater, built-in walk-in wardrobe (formally used as en-suite , plumbing still there to be converted back)

Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed window to the rear, electric heater.

Bathroom

Suite to comprise bath with shower over, wash hand basin, low level w.c., extractor fan, tiling, electric heated chrome towel rail.

Outside

To the front of the property shared communal entrance with secure intercom to ground floor accommodation.

Allocated parking and visitor parking.

Lease Information

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

250 Years from 1st January 2018 .

Current Ground Rent Approximately £100.00 per annum

Current Annual Service Charge of £1972.00 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









Total floor area 78.2 m² (842 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

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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: D

Council Tax
Band: B

Service Charge:
1972.00

Ground Rent:
100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD314931

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. 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.

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