



Connells

Attingham Drive
Dudley

Attingham Drive
Dudley DY1 3HY

for sale shared ownership
£125,000



Property Description

Located in a peaceful area of a contemporary development, this beautifully presented three-bedroom end townhouse, constructed by David Wilson Homes in 2005, is ideally situated near local schools, shops, and amenities. The layout features an entrance hallway, a spacious lounge, a well-equipped kitchen diner, and a handy downstairs W.C. On the first floor, you'll find three comfortable bedrooms along with a family bathroom. The property boasts a lovely private rear garden and includes two allocated parking spaces. It is available for 50% shared ownership, with the option for 100% ownership as well. For more details, please get in touch Connells Dudley .

Entrance Hall

Entrance door to the front elevation, stairs to first floor accommodation, central heating radiator.

Lounge

15' 8" x 11' 6" (4.78m x 3.51m)

Double glazed window to the front elevation, t.v. point, central heating radiator.

Kitchen Diner

13' 1" x 10' 6" (3.99m x 3.20m)

A fitted kitchen comprising a range of wall and base units with roll top work surfaces over, sink & drainer unit, electric oven & gas hob, plumbing for washing machine, integrated dishwasher, space for domestic appliances, wall mounted central heating boiler, understairs storage cupboard, double glazed window to the rear elevation.

Inner Lobby

Door to cloakroom, door to garden.

Cloakroom

Low level w.c., wash hand basin.

First Floor

Landing

Airing cupboard, central heating radiator, loft access, doors to

Bedroom One

15' 7" x 8' 6" (4.75m x 2.59m)
Double glazed window to the rear elevation, radiator.

Bedroom Two

14' 1" x 8' 6" (4.29m x 2.59m)
Double glazed window to the front elevation, radiator.

Bedroom Three

11' 3" x 6' 11" (3.43m x 2.11m)
Double glazed window to the rear, radiator.

Bathroom

6' 11" x 6' 7" (2.11m x 2.01m)
Suite to comprise paneled bath with mixer tap & shower attachment, glass shower screen, wash hand basin, low level w.c., part tile walls, double glazed window to the front elevation.

Outside

Private low maintenance rear garden having a paved patio area, further gated garden area, gate giving side access.

Allocated Parking Spaces

Two allocated parking spaces to the rear.

Lease Information & 50% Rent

We have been advised the following Leasehold Tenure Information & Costs : -
99 Years from 2006 1st January 2006 , which means there are currently 79 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquires.

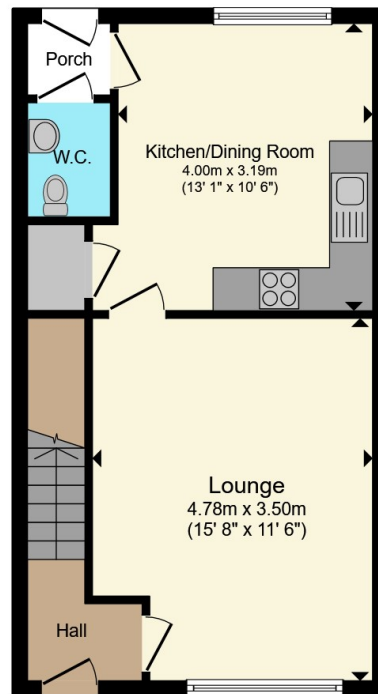
50% Share Rent is approximately £464.44 per month
Current Ground Rent Included In monthly 50% shared rent of £464.44.
Current Annual Service Charge of £52.53 per month.
Building Insurance Included in monthly £464.44.

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

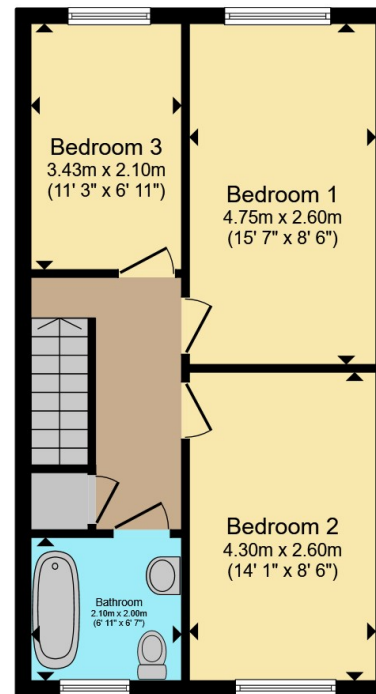








Ground Floor



First Floor

Total floor area 86.5 m² (931 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: C Council Tax
Band: B

Service Charge: 630.36 Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD314928

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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