

for sale

£150,000



Garrick Close Dudley DY1 3DF

This stylish well presented two-bedroom apartment is situated on the upper floor of the sought-after modern development known as Earls Keep. It represents an ideal opportunity for downsizers or first-time buyers, and it comes with the advantage of no upward chain.

Garrick Close Dudley DY1 3DF

Communal Entrance Hallway

Intercom security system.

Entrance Hallway

Entrance door to the front elevation, laminate flooring, doors to

Lounge Diner

Double glazed window to the front & side elevations, laminate flooring, central heating radiator.

Kitchen

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, stainless steel sink & drainer unit, electric oven & gas hob, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating radiator, laminate floor, double glazed window to the rear & side elevations.



Bedroom One

Double glazed window to the rear elevation, built-in wardrobe, central heating radiator.

Bedroom Two

Double glazed window to the front elevation, central heating radiator, laminate flooring.

Bathroom

Suite to comprise paneled bath with shower over shower glass screen, wash hand basin, low level w.c., tiling, extractor fan.

Outside

Well maintained communal gardens, allocated parking space.

Lease Information

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

125 Years from 1st January 2018.

Current Ground Rent Approximately £To Be Confirmed per annum

Current Annual Service Charge of £To Be Confirmed per annum
Building Insurance To Be Confirmed

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 61.6 m² (664 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

Connells

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD314969 - 0006

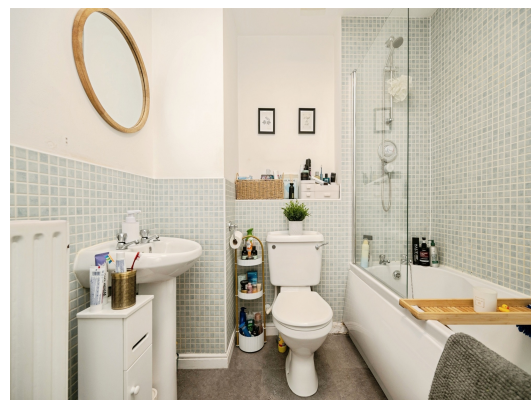
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/DUD314969

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk