



Taylors

Purlin Wharf, NETHERTON, Dudley, DY2 9PQ

Offers In Region Of £145,000

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Beautifully located within this MODERN & POPULAR DEVELOPMENT, with WONDERFUL VIEWS overlooking the LOCAL CANAL NETWORK, is this SUPERBLY PRESENTED & INCREDIBLY SPACIOUS, TWO BEDROOM, LUXURY APARTMENT, which has been IMMACULATELY MAINTAINED & TASTEFULLY DECORATED by the current vendors. This GOREGOUS PROPERTY enjoys a SECURE UPPER FLOOR SETTING, and together with being perfectly suited for FIRST TIME BUYERS looking to get onto the property ladder or those wishing to downsize, in brief comprises: Flats own Hall, Attractive Sitting Room with Dining Area, Juliette Balcony and being OPEN PLAN to a Stunning Well Fitted Kitchen, Two Good Sized Bedrooms (Master Bedroom with Modern En-Suite Shower Room) & Beautifully Appointed Principal Bathroom. Furthermore with Allocated Parking, Very Well Maintained Communal Gardens / Grounds & Communal Hall, Stairs & Landing.

ROOM DIMENSIONS

Flats Own Hall

Attractive Sitting Room with Juliette Balcony - 4.1m x 3.6m (13'5" x 11'9")

Stunning Well Fitted Kitchen - 4.3m x 2.8m (14'1" x 9'2")

Bedroom 1 - 4.8m x 3.9m (15'8" x 12'9")

En-Suite Shower Room

Bedroom 2 - 3.5m x 3m (11'5" x 9'10")

Principal Bathroom - 2.1m x 1.7m (6'10" x 5'6")

OUTSIDE

Communal Gardens & Grounds

Allocated Off Road Parking

Tenure: Leasehold. EPC: C. Council Tax Band: B. Mains Electric, Mains Water & Mains Drainage are all connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. According to Gov.uk, there is a very low risk of yearly flooding. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). Leasehold / Additional Information Passed on From our Vendor (to be clarified by any potential buyers conveyancing solicitor): Term Remaining left on Lease: 133 Years. Current Annual Ground Rent: £170 per year. Ground Rent Review Date: 1st February. Current Annual Service / Maintenance Charge: £1400 per year. Service / Maintenance Charge Review Date: 1st February.

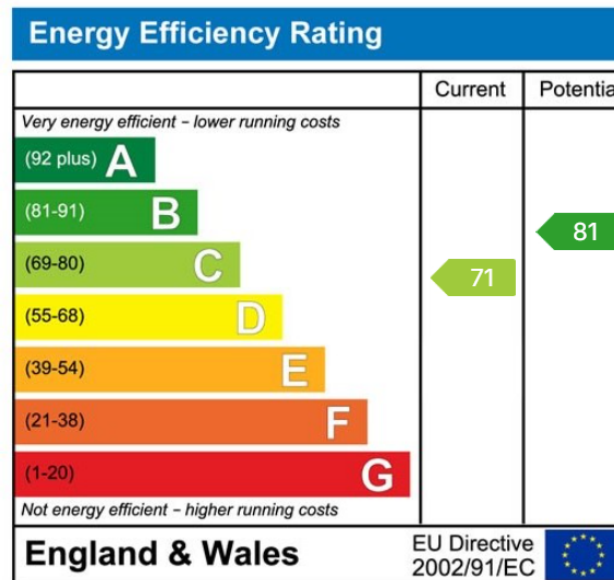


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FOR GUIDE PURPOSES ONLY:
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- SUPERBLY PRESENTED & INCREDIBLY SPACIOUS, LUXURY APARTMENT
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SPACIOUS SITTING ROOM WITH DINING AREA & JULIETTE BALCONY
- PERFECT FOR FIRST TIME BUYERS
- EARLY VIEWING ESSENTIAL
- TWO VERY WELL PROPORTIONED BEDROOMS
- STUNNING WELL FITTED KITCHEN
- WONDERFUL VIEWS OF THE NEARBY CANAL
- EXCITING OPPORTUNITY TO GET ONTO THE PROPERTY LADDER
- MODERN WELL APPOINTED MAIN BATHROOM



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.