46 Ingatestone Drive, Wordsley, DY8 5PT

BERRIMAN
EATON

46 Ingatestone Drive, Wordsley, DY8 5PT

This is a ground floor two bedroom apartment with communal parking and a garage in the block. The apartment briefly comprises lounge, fitted kitchen, bathroom fitted with a white suite, two double bedrooms one with en-suite. The property benefits from central heating, double glazing, emergency lighting and no upward chain.

EPC : C
WOMBOURNE OFFICE

LOCATION

Ingatestone Drive is a road situated off Cot Lane with convenient access to Kingswinford, Wordsley and surrounding areas. The property is located close to King George V Park and Belle View Primary School which is on Lawnswood Road.

DESCRIPTION

This is a ground floor two bedroom apartment with communal parking and a garage in the block. The apartment briefly comprises lounge, fitted kitchen, bathroom fitted with a white suite, two double bedrooms one with en-suite. The property benefits from central heating, double glazing, emergency lighting and no upward chain.

ACCOMMODATION

The ENTRANCE HALL is accessed from the communal entrance through a composite door, there are two storage cupboards and a radiator. The LOUNGE has a double glazed window to the front elevation and radiator. The KITCHEN is fitted with a range of wall and base units with complementary work surface, inset one and a half sink and drainer with mixer tap. There are integrated appliances including oven, hob, extractor, fridge and freezer. There is a double glazed window to the rear elevation, spotlights and radiator. The BATHROOM is fitted with a white suite which comprises bath with shower over and glazed screen, vanity wash hand basin, low level WC, chrome heated ladder towel rail and tiling to the walls and floor.

DOUBLE BEDROOM 1 has a double glazed window to the front elevation, radiator and door into the EN-SUITE SHOWER ROOM which has a walk in cubicle, vanity wash hand basin with mixer tap, low level WC, heated ladder towel rail and tiling to the walls and floor. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation and radiator.

OUTSIDE

There is a COMMUNAL CAR PARK situated in front of the development for residents use and gardens to the front and rear. The GARAGE is in a block nearby and has an elevating door.

LEASEHOLD

There is a lease of 153 year commencing from March 2011 and is subject to a ground rent and service charge £1200 per annum payable in quarters.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND C – Dudley
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the WOMBOURNE Office.
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:
https://www.ofcom.org.uk/mobile-coverage-checker
The long term flood defences website shows very low risk

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Wombourne Office
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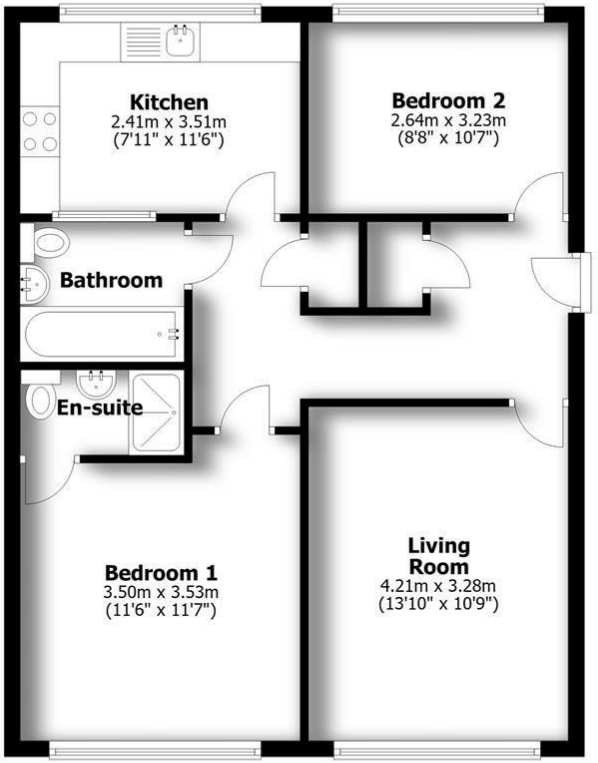
www.berrimaneaton.co.uk

Offers In The Region Of
£195,000

EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

46 Ingatestone Drive
Stourbridge



Ground Floor

TOTAL: 63.1sq.m. 679sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE