



**The Upper Courtroom - Plot 9 - 'Sedgley Old
Dudley**

Taylors

St, Sedgley

**From
£249,950**

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

NINE; STUNNING ONE & TWO BEDROOMS APARTMENTS AVAILABLE RANGING FROM £219,950 - £259,950.

A Stylish, Modern Living in a Unique Historic Conversion.

Conversion to a Police Station (1860s)

In the early 1860s, the building was repurposed into a police station, complete with holding cells and a courtroom. A lease agreement dated October 11, 1864, formalized its use by county authorities, who rented it for £60 per year

'The Upper Courtroom' – Plot 9 | Historic Character Meets Modern Luxury

Step inside a piece of Sedgley's history! Formerly the Old Police Station, this iconic building has been meticulously converted into nine contemporary apartments, preserving its unique character while introducing stylish modern living.

Plot 9 is a truly exceptional two-bedroom first-floor apartment that showcases original features such as traditional timber-framed double-glazed windows and architectural details that echo its historic past. The generous open-plan living space includes a sleek integrated kitchen, an understairs storage area, and a large storage cupboard with potential for an office or study—perfect for today's lifestyle. An elegant ensuite shower room and modern bathroom complement the heritage charm, while private courtyard access and allocated parking add convenience.

Available NOW with NO UPWARD CHAIN, this is your chance to own a home that combines historic significance with contemporary elegance.

SAP Rating C. Council Tax - TBA. Tenure – Leasehold. Length of Lease is 999 years.

Ground Rent is zero.

Management fee initially will be in the region of £1000.00 - £1200.00 /annum.

Construction: Brick with a pitched interlocking tile roof. All mains' services are connected.

Broadband/Mobile coverage: [checker.ofcom.org.uk/en-gb/broadbandcoverage/](https://www.ofcom.org.uk/en-gb/broadbandcoverage/)
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk – TBA - chance per annum.

SEDGLEY BRANCH

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £40 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Reception hallway with large under stairs cupboard

Storage cupboard - 3.4m x 1.02m (11'2" x 3'4")

First floor landing with further storage cupboards

Open plan lounge and kitchen - 6.32m x 6.12m (20'9" x 20'

Bedroom - 3.51m x 3.2m (11'6" x 10'6")

Bedroom - 3.51m x 3.2m (11'6" x 10'6")

Bathroom - 3.43m x 1.93m (11'3" x 6'4")

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Tenure: Leasehold

Property Type: Apartment

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- NINE; STUNNING ONE & TWO BEDROOMS APARTMENTS FROM £219,950 - £259,950.
- FIRST FLOOR - WITH GROUND FLOOR AREA INCLUDED
- STUNNING OPEN PLAN LIVING
- LUXURY TWO BEDROOMS APARTMENT
- DESIRABLE VILLAGE LOCATION
- ENSUITE SHOWER ROOM & BATHROOM
- ALLOCATED PARKING
- HISTORIC BUILDING THAT RETAINS MANY ORIGINAL FEATURES
- EASY ACCESS SEDGLEY HIGH STREET & SHOPS
- SORRY NO PETS

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MISREPRESENTATION ACT 1967

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