

for sale

£250,000



Spring Parklands Dudley DY1 2DL

This appealing three-bedroom detached home is situated in a sought-after cul-de-sac, making it an ideal choice for families ****THE PROPERTY IS CURRENTLY LEASEHOLD BUT THE VENDOR IS IN THE PROCESS OF PURCHASING THE FREEHOLD****

Spring Parklands Dudley DY1 2DL

Entrance Hallway

Entrance door to front elevation, stairs to first floor accommodation.

Lounge/ Dining Room

Double glazed window to front and rear elevation, two central heating radiators, feature brick fire surround.

Kitchen

Having a range of wall and base units will work surfaces over, drainer sink unit, space for domestic appliances, wall mounted central heating boiler, double glazed door to rear and double glazed window to the side.



First Floor Landing

Double glazed window to the side.

Bedroom One

Double glazed window to the front elevation..

Bedroom Two

Double glazed window to the rear elevation, built in wardrobe.

Bedroom Three

Double glazed window to side.

Bathroom

Suite comprising paneled bath , llwc, wash hand basin, double glazed window to side elevation.

Front Elevation

Tarmac driveway giving off road parking for multiple vehicles and access to the garage. lawned front garden

Rear Elevation

Paved patio area leading on to lawned area with ornate pool.

Garage

Up and over door.

Lease Infomation

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

99 Years from 25 December 1961, which means there are currently 34 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquires.

Current Ground Rent Approximately £25.00 per annum

Current Annual Service Charge - No Service Charge

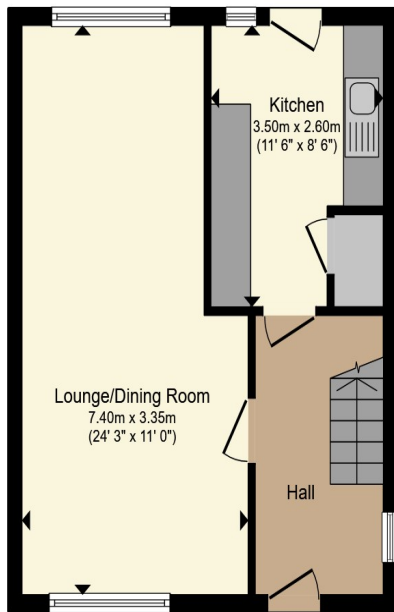
Building Insurance - No Building Insurance

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

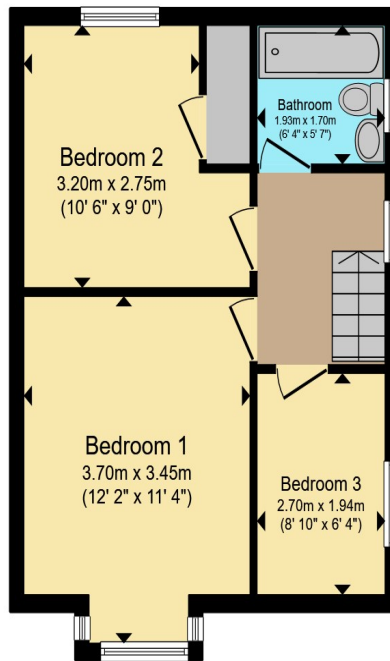
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

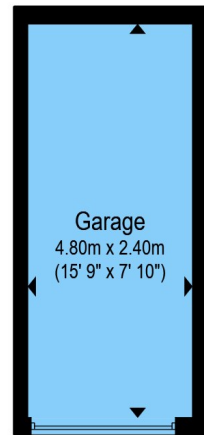




Ground Floor



First Floor



Garage

Total floor area 88.5 m² (952 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: DUD314814 - 0003

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 25.00

view this property online
connells.co.uk/Property/DUD314814

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1961. Should you require 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