





Property Description

This distinctive one-bedroom coach house is located in the highly desirable Lower Gornal area, offering spacious and private living environments that cater to both first-time buyers and those looking to downsize. The property includes a garage and a secluded rear garden, enhancing its appeal. Additionally, its prime location provides easy access to various amenities, local schools, shops, and bus routes, making it a convenient choice for residents.

Entrance Hall

Door to the front elevation, stairs to first floor accommodation.

First Floor

Landing

Double glazed window to the rear, loft access, built-in storage cupboard.

Lounge

17' 3" x 9' 5" (5.26m x 2.87m)

Double glazed window to the front & rear elevations, central heating radiator.

Kitchen

10' 4" x 7' 2" (3.15m x 2.18m)

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, plumbing for washing machine, tiling to splashback, space for domestic appliances, central heating radiator, double glazed window to the front elevation.

Bedroom One

11' 6" x 11' (3.51m x 3.35m)
Double glazed window to the front elevation,
central heating radiator.

Bathroom

Suite to comprise bath with main shower
over, wash hand basin, low level w.c., tiling,
central heating radiator.

Outside

To the front of the property tarmac driveway
giving off road parking, block paved path
approach, lawned area with various shrubs &
borders, side access to rear garden. Rear
garden having slabbed paved patio area with
gravel detail, law with various shrubs &
borders, outside tap.

Garage

17' 2" x 7' 8" (5.23m x 2.34m)
Up & over door to the front elevation, double
glazed door to the rear, power & light.

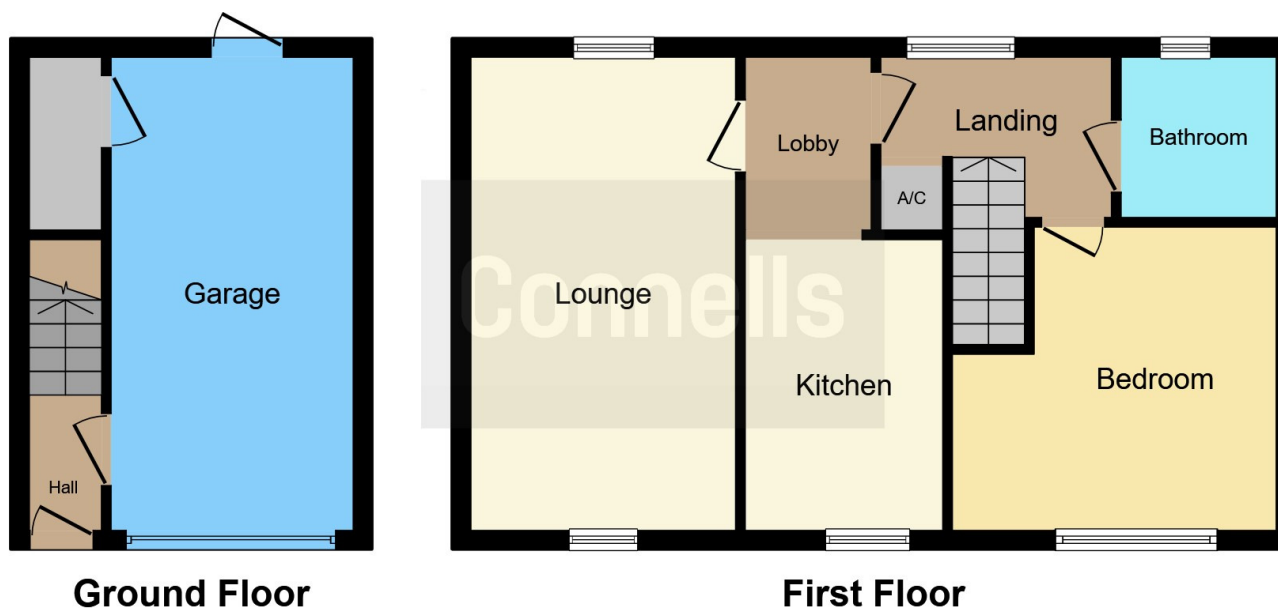
Lease Information

We have been advised the following
Leasehold Tenure Information & Costs : -
Years Remaining from
Current Ground Rent Approximately £75.00
per annum
Current Annual Service Charge of £1116.00
per annum
Building Insurance Inclusive
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









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.focalagent.com

To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D

Council Tax
 Band: B

Service Charge:
 1116.00

Ground Rent:
 75.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD313677

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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