

'All Saints View' - Plot 4 - 'Sedgley Old Police Station' Vicar Street, Sedgley

DY3 3SD

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From

£219,950

Bedrooms: 1 | **Bathrooms:** 1 | **Receptions:** 1

NINE; STUNNING ONE & TWO BEDROOMS APARTMENTS AVAILABLE RANGING FROM £219,950 - £259,950.
Stylish, Modern Living in a Unique Historic Conversion – 'All Saints View' - Plot 4
Welcome to a truly distinctive development in the heart of Sedgley—the former Old Police Station, now thoughtfully transformed into nine contemporary apartments. This historic building perfectly blends timeless character with modern luxury, offering a rare opportunity to live in a space that's rich in heritage yet designed for today's lifestyle.
Plot 4 is a tremendous one-bedroom duplex apartment, arranged over two floors to provide generous living space. Features include:
Open-plan living area with sleek, integrated kitchen
Elegant modern bathroom
Private courtyard access
Allocated parking
Gas central heating
Traditional timber-framed double-glazed windows
Available NOW and offered with NO UPWARD CHAIN – an ideal choice for professionals, downsizers, or anyone seeking something truly unique.
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/ 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.

Hallway with two built in storage cupboards
Lounge/Kitchen - 5.94m x 3.51m (19'6" x 11'6")
Bathroom - 2.24m x 2.18m (7'4" x 7'2")
First floor landing
Bedroom - 3.25m x 3.07m (10'8" x 10'1")

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Tenure: Leasehold

Property Type: Duplex Flat

- NINE; STUNNING ONE & TWO BEDROOMS APARTM
  FROM £219,950 - £259,950.
- ONE BEDROOM LUXURY APARTMENT
- OPEN PLAN DUPLEX (TWO STOREY)
- STYLISH MODERN LIVING
- DESIRABLE VILLAGE LOCATION
- CONTEMPORARY LAYOUT
- ALLOCATED PARKING
- HISTORIC BUILDING
- SORRY NO PETS
- NEW BUILD

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