

for sale

£130,000



Farthings Lodge Wellington Road Dudley DY1 1RD

This newly renovated first-floor flat presents an excellent opportunity for first-time buyers, featuring significantly enhanced living spaces that cater to modern lifestyles.

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Communal Entrance

Leading to communal hallway and stairs leading to first floor.

Entrance Hall

Entrance Hall

Door leads to hall with central heating radiator and storage cupboard.

Lounge

14' 4" x 10' 5" (4.37m x 3.17m)

Two double glazed windows to front, central heating radiator, gas fire, storage cupboard housing boiler.

Kitchen

10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed window to front, central heating radiator, two storage cupboards, refitted kitchen comprising a range of wall and base units with work surfaces over, electric oven with gas hob and extractor fan, one and a half bowl stainless steel sink with mixer tap, integrated fridge freezer, space for domestic appliances and plumbing for washing machine.



Bedroom One

12' x 9' 9" (3.66m x 2.97m)

Double glazed window to front and central heating radiator.

Bathroom

6' x 5' (1.83m x 1.52m)

Suite comprising of paneled bath with shower over and glass shower screen, WC, wash hand basin in vanity unit, and central heating radiator.

Parking

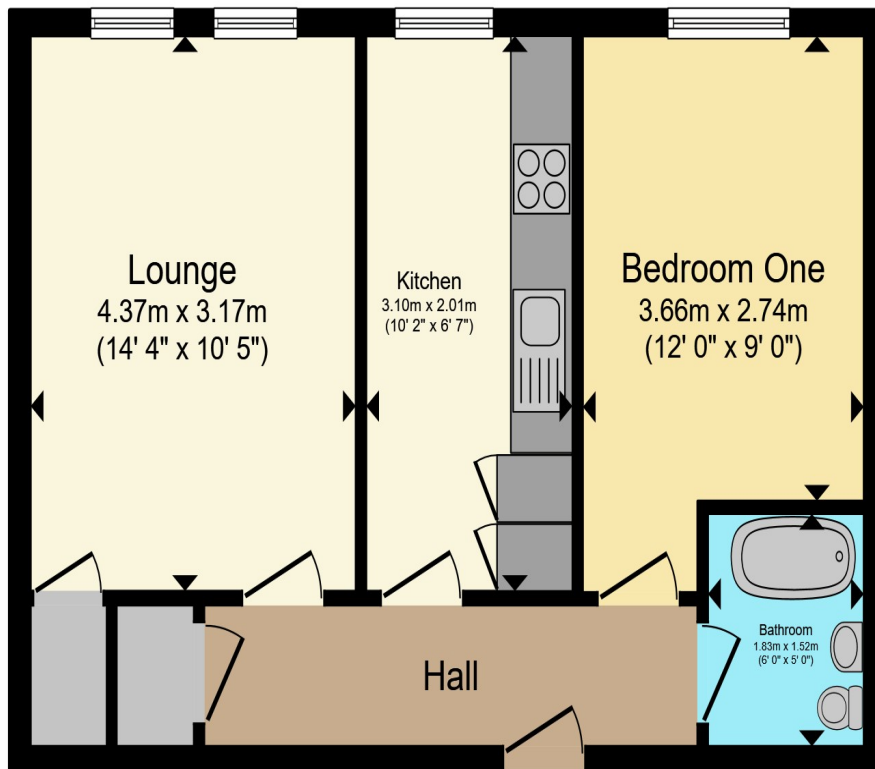
Communal car park to rear.

Agents Notes

We have been informed by the vendor that the lease is for 125 year from 13th December 2004.

Approximate service charge is £460 payable every 6 months and ground rent is £20 per annum.





Total floor area 45.4 m² (489 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

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD315004 - 0005

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 926.00

Ground Rent: 20.00

view this property online
connells.co.uk/Property/DUD315004

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Dec 2004. 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.

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