

The Old Workhouse - Plot 1 - 'Sedgley Old Police Station' Vicar Street, Sedgley

DY3 3SD

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From

£219,950

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

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

'The Old Workhouse' -PLOT 1.

A Stunning Two-Bedroom GROUND Floor Apartment
This spacious property retains many original features while offering stylish, thoughtfully planned accommodation. Highlights include:
Open-plan living area with a sleek, integrated kitchen
Elegant modern family bathroom
Allocated parking for convenience
Gas central heating and traditional timber-framed double-glazed windows
Available NOW with NO UPWARD CHAIN, this home is perfect for those seeking a blend of character and contemporary comfort.
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.

Entrance hallway with storage cupboard

Kitchen diner - 4.95m x 4.09m (16'3" x 13'5")

Bedroom - 4.27m x 3.76m (14'0" x 12'4")

Bedroom - 3.1m x 3.43m (10'2" x 11'3")

Bathroom - 2.34m x 1.57m (7'8" x 5'2")

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Tenure: Leasehold

Property Type: Apartment

- NINE; STUNNING ONE & TWO BEDROOMS APARTM
  FROM £219,950 - £259,950.
- TWO BEDROOMS
- DESIRABLE VILLAGE LOCATION
- OPEN PLAN LIVING
- CONTEMPORARY LAYOUT
- ALLOCATED PARKING
- STYLISH MODERN LIVING
- COUNCIL TAX TBC
- CALL 01902 880888 TO ARRANGE ACCESS FOR A VIEWING
- SORRY NO PETS

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