



Connells

Bourne Hall Mallows Grove
Dudley

Bourne Hall Mallows Grove Dudley DY1 4SU

for sale offers over
£250,000



Property Description

Bourne Hall, situated directly across from the Black Country Living Museum, is an exquisite collection of apartments housed within a historically significant refurbished Guest Hospital building in Dudley. Originally crafted by architect William Bourne, this structure has been thoughtfully renovated to offer modern, stylish living spaces while preserving its historical essence. The current owners have meticulously maintained the property, ensuring that it is move-in ready and features three spacious double bedrooms along with a remarkable balcony terrace that provides unique distant views. Additionally, its prime location offers convenient access to the Castle Gate entertainment complex, the upcoming tram line, Tipton train station, bus routes, and connections to both Wolverhampton and Birmingham.

Communal Entrance

intercom system, stairs to accommodation.

Entrance Hall

Door to side elevation, intercom system, window to rear elevation, french doors leading to balcony terrace.

Lounge

18' 6" x 11' 5" (5.64m x 3.48m)

Double glazed window to front elevation, double glazed french doors to rear leading to balcony terrace, electric heater

Kitchen

14' 1" x 10' 10" (4.29m x 3.30m)

A fitted kitchen to include range of wall and base units with roll top work surfaces over, tiling to splashback, one and a half bowl sink and drainer unit with mixer tap over, integrated fridge/ freezer, electric oven with electric hob and cooker hood over, washing machine, storage pantry, double glazed window to front elevation.

Bedroom One

14' 4" x 11' 2" (4.37m x 3.40m)

Double glazed window to front elevation, electric heater

Bedroom Two

12' 6" x 11' 6" (3.81m x 3.51m)

Double glazed window to side elevation, electric heater

Bedroom Three

10' 10" x 8' 2" (3.30m x 2.49m)

Double glazed window to front elevation, electric heater.

Bathroom

14' 1" x 10' 10" (4.29m x 3.30m)

Suite to comprise bath with mains shower over, low level wc, wash hand basin, tiling, heated towel rail.

Outside

Balcony terrace to apartment.

Communal garden areas allocated parking.

Lease Information

We have been advised the following Leasehold Tenure Information & Costs : -
250 Years from 1st January 2018.

Current Ground Rent £100.00 per annum

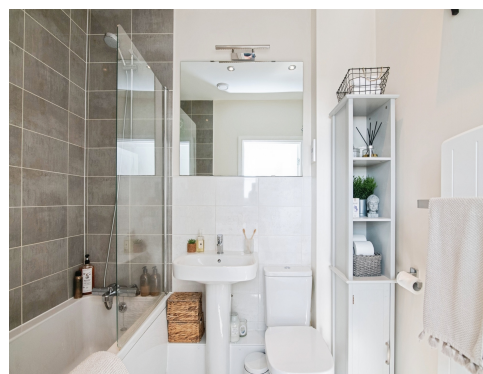
Current Annual Service Charge of
Approximately £2400.00 per annum

Building Insurance Included

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

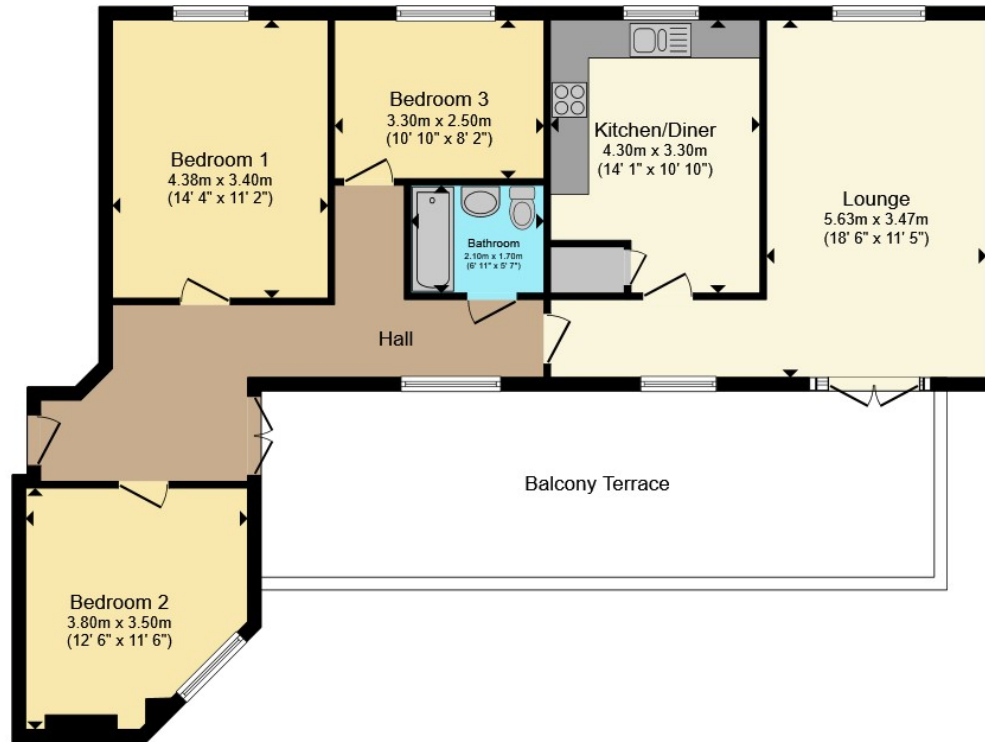
Agents Note

There are restrictions on title that applies to the property that does not allow for boats, caravans or mobile homes on site. Permits are required for pets under the lease contract & may have restrictions. Please enquire at branch for any more restrictions or details.









Total floor area 94.8 m² (1,020 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

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To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: E Council Tax
 Band: B

Service Charge:
 2400.00

Ground Rent:
 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD314505

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. 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.

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.



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