



Manderston Close, Dudley

DY1 2TZ

Taylors

Offers in the Region of
£170,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

STUNNING TWO BEDROOM COACH HOUSE with PANORAMIC REAR VIEWS, pleasantly situated within a popular residential area of Dudley, conveniently positioned close to Dudley Town Centre, excellent transport links and an array of local amenities.

Immaculately presented and tastefully decorated throughout by the current owners, this superb home offers stylish, ready-to-move-into accommodation and benefits from gas central heating and double glazing throughout. The accommodation briefly comprises an entrance hall with stairs leading to the first-floor reception hall, a spacious and elegant lounge/diner, a well-appointed fitted kitchen, TWO GENEROUS BEDROOMS, and a modern family bathroom. Externally, the property further benefits from a garage and driveway providing off-road parking to the fore.

Perfectly suited to first-time buyers, professional couples, downsizers or investors, this exceptional home combines stylish living with an enviable location. Early viewing is highly recommended.

Council Tax - B. EPC - C Tenure - Leasehold - 126 years remaining. Service Charge £1,347.00/ annum Ground Rent £95.00/ 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 - 0.1-1% 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.

First Floor Landing/ Reception Hall (access from stairs) with two storage cupboards.

Lounge Diner - 5.21m x 2.92m (17'1" x 9'7")

Kitchen - 3.35m x 2.16m (11'0" x 7'1")

Bedroom - 3.96m max x 3.12m (13'0" max x 10'3") (not square) with built in wardrobes.

Bedroom - 3.45m max x 2.46m (11'4" max x 8'1") (not square).

Bathroom - 2.44m max x 1.68m (8'0" max x 5'6") (not square).

Garage - 5.41m x 2.44m (17'9" x 8'0") with storage cupboard to rear.

Allocated Parking To Fore





Council Tax Band: B

Tenure: Leasehold

Property Type: Coach House

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- IDEAL FOR FIRST TIME BUYERS
- STUNNING TWO BEDROOM COACH HOUSE
- GARAGE AND DRIVEWAY
- STYLISH LOUNGE DINER
- CLOSE PROXIMITY TO DUDLEY TOWN CENTRE & USEFUL AMENITIES
- MUST BE VIEWED TO BE APPRECIATED

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MISREPRESENTATION ACT 1967

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