

for sale

£125,000



Wellspring Gardens Dudley DY2 8RL

****A WELL MAINTAINED FIRST FLOOR APARTMENT SET ON A POPULAR MODERN DEVELOPMENT IN DUDLEY PERFECT FOR FIRST TIME BUYERS BENEFITING NO UPWARD CHAIN**** Briefly comprising open plan lounge / kitchen area, two bedrooms with en suite to master, bathroom and allocated parking space.

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Communal Entrance

Intercom system, post boxes, stairs to first floor accommodation.

Entrance Hall

Door to the side, intercom system.

Open Plan Lounge Kitchen Diner

21' 1" x 15' 2" (6.43m x 4.62m)

Lounge Area to have double glazed Juliet balcony to rear, double glazed window to the side, central heating radiator.

Kitchen area to include wall and base units with roll top work surfaces over, sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, integrated fridge/freezer, plumbing for washing machine & dishwasher, central heating boiler, double glazed window to the side.



Bedroom One

11' 6" (max) x 8' (max) (3.51m (max) x 2.44m (max))

Double glazed window to the side elevation, central heating radiator.

En-Suite

Comprising shower cubicle with main shower, wash hand basin, low level w.c., heated towel rail.

Bedroom Two

9' 11" x 8' 9" (3.02m x 2.67m)

Double glazed window to the side elevation, central heating radiator.

Bathroom

Suite to comprise bath, wash hand basin, low level w.c., part tiling, central heating radiator.

Outside

Allocated parking, communal areas.

Lease Information

We have been advised the following Leasehold Tenure Information & Costs : -

125 Years from 1st January 2013.

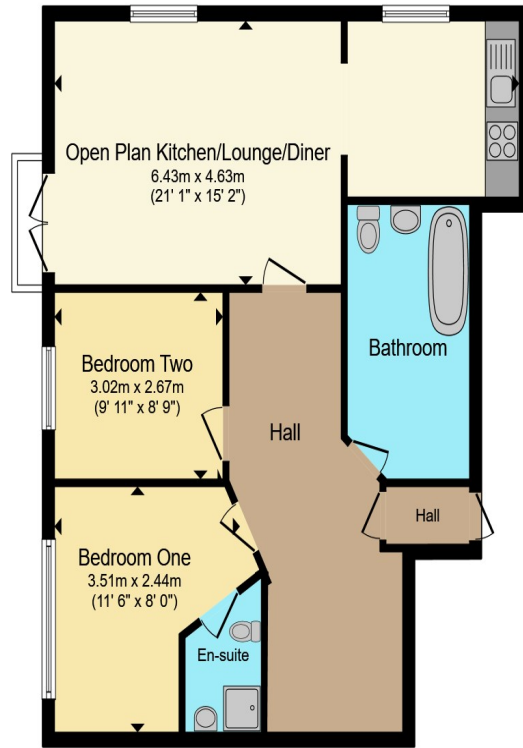
Current Ground Rent Approximately £250.00 per annum

Current Annual Service Charge of £1611.24 per annum

Building Insurance - £135.60

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





Floor Plan

Total floor area 73.5 m² (791 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



To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD314608 - 0005

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1611.24

Ground Rent: 250.00

view this property online connells.co.uk/Property/DUD314608

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. 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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