



41, Donnington Court, Dudley,
DY1 2RW

Taylors

Offers Over
£129,950

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

STUNNING MODERN SECOND-FLOOR APARTMENT set within a DESIRABLE CUL-DE-SAC LOCATION on the popular Milking Bank / Dudley border, conveniently positioned close to WELL-REGARDED SCHOOLS, LOCAL SHOPS and AMENITIES. Having been UPGRADED THROUGHOUT, this attractive starter home offers contemporary living and benefits from GAS CENTRAL HEATING and uPVC DOUBLE GLAZING. The accommodation briefly comprises an ENTRANCE HALLWAY with built-in cloaks cupboard and IMPRESSIVE OPEN-PLAN LIVING SPACE, featuring a STYLISH LOUNGE and MODERN FITTED KITCHEN with a range of INTEGRATED APPLIANCES.

There are TWO DOUBLE BEDROOMS, including a master with EN-SUITE SHOWER ROOM, along with a FITTED FAMILY BATHROOM. Further benefits include an ALLOCATED PARKING SPACE.

Offered with NO UPWARD CHAIN, this property represents an excellent opportunity for FIRST-TIME BUYERS or investors alike.

Reception Hallway with two built in storage cupboard.

Stunning Lounge Kitchen - 6.63m x 3.66m (21'9" x 12'0")

Primary Bedroom - 3.68m x 2.74m max (12'1" x 9'0" max) with Juliette balcony.

Ensuite Shower Room - 0.79m x 2.51m (2'7" x 8'3")

Bedroom - 3.35m x 2.64m (11'0" x 8'8")

Bathroom - 1.83m x 1.8m (6'0" x 5'11")

Loft Access/ Separate from neighbours

Outside

Allocated Communal Parking

EPC - C. Council Tax - B. Tenure - Leasehold - 97yrs remaining. Ground Rent £120/annum. Service Charge - £1,313.73/ 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 - Very Low.

SEDGLEY BRANCH





Council Tax Band: B

Tenure: Leasehold

Property Type: Flat

Taylors

- NO UPWARD CHAIN
- SECOND FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- IMPRESSIVE OPEN PLAN LIVING AREA
- STYLISH LOUNGE
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- EPC - C
- COUNCIL TAX - B

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