



3 The Limes Catholic Lane, Dudley, DY3 3AJ

BERRIMAN  
EATON



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The Limes is a converted three storey period residence with off road parking, enclosed pedestrian gated, formal, communal gardens and a communal entrance foyer. The duplex apartment can be found on the first floor and briefly comprises spacious living room, breakfast kitchen, family bathroom, principal bedroom with en-suite shower room and dressing area with fitted wardrobes to the main floor. To the top floor there is a double bedroom with fitted wardrobes. The property benefits from central heating, double glazing and no upward chain.

EPC : B  
WOMBOURNE OFFICE

## LOCATION

The Limes is situated at the top end of the popular Catholic Lane which lies within a convenient walking distance of Sedgley Town Centre. There are a variety of shops and facilities and has regular buses, as well as excellent access to the Birmingham New Road which allows for commuting in Birmingham City Centre, Wolverhampton and Dudley. The property is only a short walking distance from St Chad's Primary School and Cotwall End Primary School. The apartment has a beautiful view across Coronation Gardens.

## DESCRIPTION

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## ACCOMMODATION

The COMMUNAL ENTRANCE is accessed through a bespoke door, using an intercom, the staircase rises to the first floor landing with apartment number three to be found on the right hand side. The ENTRANCE HALL has two radiators, staircase rising to the second floor with storage cupboard beneath, intercom phone and door into the LIVING ROOM which has 4 large double glazed sash windows to the front and side elevations, two radiators, fitted glass shelving and a wall mounted feature fireplace with remote controlled features. The KITCHEN/BREAKFAST ROOM is fitted with a range of wall and base units with complementary work surfaces, inset one and a half sink with drainer and mixer tap, there is an integrated Bosch oven with Whirlpool 4 ring gas hob and fitted chimney extractor, integrated washing machine and dishwasher, wall mounted central heating boiler and tiled splashback. The BATHROOM is fitted with a white suite which comprises bath, pedestal wash hand basin and mixer tap, low level WC, freestanding shower cubicle, extractor fan, radiator and tiled floor.

The PRINCIPAL BEDROOM has a dressing area with double glazed sash window, fitted wardrobes with mirrored doors, steps to the bedroom are which also has additional fitted wardrobes, double glazed sash windows to the side elevation and radiator. The EN-SUITE SHOWER which is fitted with a walk in cubicle, pedestal wash hand basin and mixer tap, low level WC, heated ladder towel rail, double glazed opaque sash window to the side elevation tiled floor and extractor fan. From the hall there is a staircase rising to the second floor with wooden balustrades, and double glazed sash window to the side elevation. DOUBLE BEDROOM 2 has a walk in storage cupboard with shelving, fitted wardrobes with mirrored doors, 4 double glazed sash windows to the front and side elevations and radiator.

## OUTSIDE

There is a communal car park to the side of the apartment which overlooks Coronation Gardens. A pedestrian gate gives access for the formal gardens, which has well stocked and planted areas and leads to the entrance door.

TENURE WE UNDERSTAND THAT THE APARTMENT IS LEASEHOLD.  
SERVICES We are informed by the Vendors that all main services are installed.  
COUNCIL TAX BAND D – Dudley MBC  
POSSESSION Vacant possession will be given on completion.  
VIEWING Please contact the Wombourne office.

### Tettenhall Office

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tettenhall@berrimaneaton.co.uk

### Lettings Office

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### Bridgnorth Office

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### Wombourne Office

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Offers In The Region Of  
£265,000

EPC: B

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 3 THE LIMES SEDGLEY



**TOTAL: 111.1sq.m. 1196sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE



