



Taylor's

Cascade Way, Dudley, DY2 8RJ

Offers In Region Of £127,500

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Superbly Built & designed by Taylor Wimpey Homes & closely situated to an EXTENSIVE range of Transport Links & Local Amenities (such as Dudley Town Centre & the newly constructed Duncan Edwards Leisure Centre), is this STYLISHLY PRESENTED & INCREDIBLY SPACIOUS, EXPENSIVELY APPOINTED, CONTEMPORARY STYLE, TWO BEDROOM APARTMENT which enjoys a WONDERFUL & SECURE SECOND FLOOR position within this POPULAR & MODERN DEVELOPMENT. This ATTRACTIVELY PROPORTIONED & IMMACULATELY MAINTAINED APARTMENT must be viewed at the EARLIEST OPPORTUNITY if to be fully appreciated & furthermore would ideally suit FIRST TIME BUYERS looking to get onto the property ladder, INVESTORS seeking an astute buy-to-let investment or would also be a brilliant property for those looking to DOWNSIZE. This GORGEOUS PROPERTY encompasses an EXTREMELY DECEPTIVE LAYOUT of accommodation, and together with being for sale with NO UPWARD CHAIN, in brief comprises: Communal Hall, Stairs & Landing, Flats own Hall, Stylish Sitting Room with Dining Area, Juliet Balcony and BEING OPEN PLAN to a Stunning Well Fitted Kitchen with Integrated Appliances, Two Well Proportioned Bedrooms (Master with En-Suite Shower Room) and Beautifully Appointed White Suite Bathroom. Furthermore with Double Glazing, Gas Central Heating, Allocated & Visitor Parking and Pretty Communal Gardens & Grounds.

ROOM DIMENSIONS (Measurements taken at widest available points)

GROUND FLOOR

Flats Own Hall

Stylish Sitting Room - 4.85m x 4.32m (15'10" x 14'2")

Stunning Well Fitted Kitchen - 3.85m x 1.54m (12'7" x 5'0")

Bedroom 1 - 3.63m x 3.41m (11'10" x 11'2")

En-Suite Shower Room - 2.25m x 1.7m (7'4" x 5'6")

Bedroom 2 - 3.65m x 2.62m (11'11" x 8'7")

Spacious House Bathroom - 2.93m x 1.55m (9'7" x 5'1")

FURTHERMORE WITH

Allocated & Visitor Off Road Parking

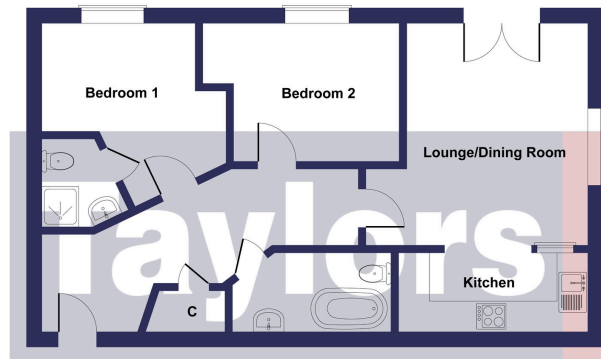
Well Maintained Communal Gardens & Grounds

Communal Hall, Stairs & Landing

EPC: B. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard & superfast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a high (Surface water) - very low (Rivers and the sea) risk of yearly flooding. Tenure: Our current vendor has also made us aware that as the property is leasehold, there is currently (as of 24/4/2026) 111 years left remaining on the lease. They have also made us aware that there is an annual ground rent of £250 per year, annual service charge of £1536.48 per year & that these costs / charges are reviewed every January. The freeholders are Taylor Wimpey Ltd & the managing agents are Trinity Estates. Taylors Estate Agents (Brierley Hill Office) would stress that this information must be checked by any perspective buyers conveyancing solicitors. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).



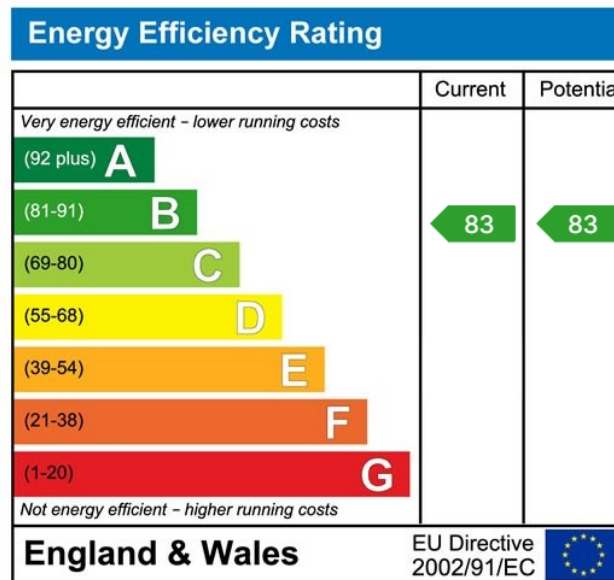
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FOR GUIDE PURPOSES ONLY:

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor).

- STYLISHLY PRESENTED & INCREDIBLY SPACIOUS APARTMENT
- NO UPWARD CHAIN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- STYLISH LOUNGE DINER WITH JULIETTE BALCONY
- EXTENSIVE RANGE OF LOCAL AMENITIES & REGULAR TRANSPORT LINKS CLOSE BY
- WONDERFUL & SECURE SECOND FLOOR
- TWO WELL PROPORTIONED BEDROOMS
- STUNNING WELL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS WELL APPOINTED BATHROOM
- PERFECTLY SUITED FOR FIRST TIME BUYERS LOOKING TO GET ONTO THE PROPERTY LADDER



MISREPRESENTATION ACT 1967: These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give, and neither Taylors nor any person in their employment has any authority to make or give any representation or warranty whatsoever about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide only, with measurements being approximate and usually the maximum size, which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **PLANNING PERMISSION / BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.