



Connells

Magpie Close
DUDLEY



Property Description

Situated in the popular residential area of Netherton, this remarkable one-bedroom flat on the first floor offers easy access to local schools, shops, and amenities, along with convenient transportation links. The property features its own private entrance, a beautifully modernised kitchen and shower room, a stylish lounge/dining area, and a bedroom equipped with fitted wardrobes. Additionally, it includes a driveway for off-road parking and a charming communal rear garden.

Entrance

Entrance door to front elevation, stairs to the accommodation.

Lounge/ Dining Room

Double glazed window to rear elevation, radiator, t.v point.

Fitted Kitchen

Refitted kitchen comprising a range of gloss wall and base units with work surfaces over, drainer sink unit, electric oven with electric hob and extractor, space and plumbing for domestic appliances, double glazed window to rear, tiled floor.

Shower Room

Refitted suite comprising a shower cubicle with shower and glass shower screen, wash hand basin in vanity unit, llwc, chrome heated towel rail. tiled walls and tiled floor, double glazed window to front elevation.

Bedroom

Double glazed window to rear , fitted wardrobe and radiator.

Front Elevation

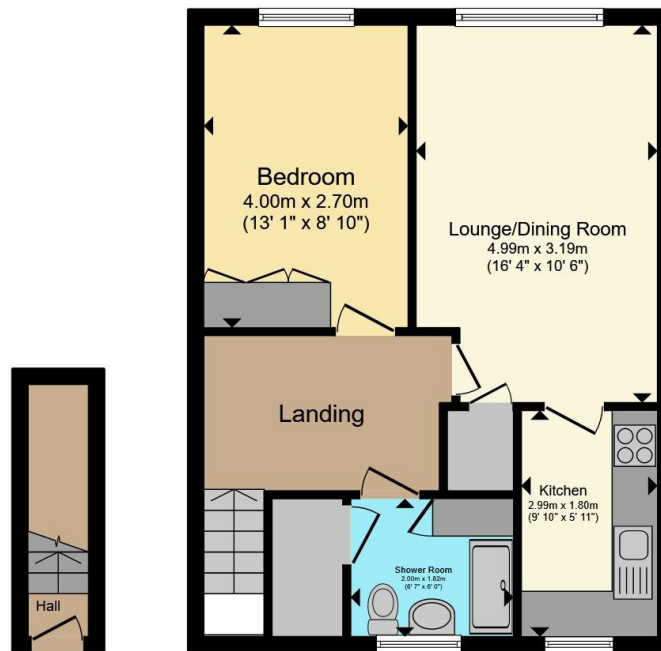
Block paved driveway giving off road parking.

Rear Elevation

Lawned communal gardens to rear.







**Ground
Floor**

First Floor

Total floor area 51.1 m² (550 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

Connells

To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: C Council Tax
Band: A

Service Charge: 378.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD315036

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Nov 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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