

SKITTS

ESTATE AGENTS



Roper Walk, Woodsetton
Dudley, DY3 1BQ

£100,000

01902 686868

We Value Your Home



An extremely well maintained ground floor flat occupying a quiet and particularly delightful position in a popular residential area local to a range of amenities. This pleasant two bedroom home is presented throughout to a high standard is thought to be an ideal first time home or investment opportunity.

The property offers spacious accommodation and benefits from a 17ft living room, fitted kitchen, modern bathroom, central heating, double glazing and communal gardens to the front and rear. The property is for sale with no upward chain and interior viewing is highly recommended.

Council Tax Band A. Energy Rating C. Tenure LEASEHOLD. The vendor is currently in the process of extending the lease to 115 years which should be completed prior to a sale being finalised. Service Charge £1410.00 per year. Ground Rent £65.00 per year.

Approach By way of pathway past communal lawn areas leading to communal entrance.

Entrance Hall Having storage cupboard and laminate flooring.

Living Room 17' 9" x 10' 7" (5.41m x 3.22m) Having marble type surround, hearth and fireplace, laminate flooring, central heating radiator and double glazed window.

Kitchen 8' 9" x 6' 9" (2.66m x 2.06m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, double glazed window, ceramic wall and floor tiles.

Bedroom One 12' 0" x 9' 7" (3.65m x 2.92m) (Max) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 9' 1" x 7' 9" (2.77m x 2.36m) Having wall mounted Worcester combination boiler, central heating radiator and double glazed window.

Bathroom 7' 0" x 5' 6" (2.13m x 1.68m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Extractor fan, central heating radiator, ceramic wall and floor tiling.



TENURE: Leasehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: A

EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





**15 Dudley Street
Sedgley
DY3 1SA**

01902 686868

sedgley@skitts.net

