



Mallows Grove, Dudley

- CHARMING GROUND FLOOR FLAT
- WELL PRESENTED THROUGHOUT
- WELL SOUGHT AFTER DEVELOPMENT WITHIN A CONVERTED LISTED BUILDING
- ONE BEDROOM WITH FITTED WARDROBES
- IDEAL FOR FIRST TIME BUYERS & DOWNSIZERS ALIKE
- ALLOCATED PARKING & VISITOR SPACES

Offers In The Region Of £150,000

Tenure: Leasehold

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Mallows Grove, Dudley

DESCRIPTION

Hunters are pleased to present this charming ground floor flat, located within a converted listed building. Historically serving as the administration building for the Guest Hospital, Bourne Hall was originally designed by architect William Bourne and has now been carefully refurbished to feature contemporary designed apartments.

Positioned opposite the Black Country Living Museum and within walking distance of Dudley Zoo and Castlegate Business Park, boasting a variety of restaurants, a cinema and bowling alley.

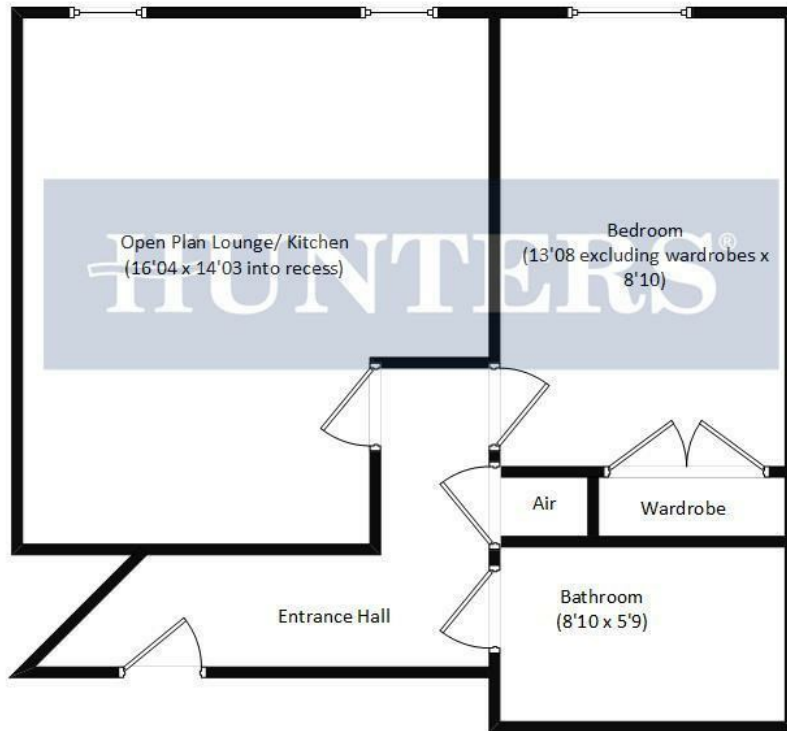
The building itself benefits from a secure intercom system and impressive communal hall retaining many of the original period features. Meanwhile the flat itself is to briefly comprise of a entrance hall, open plan lounge/ kitchen, stylish bathroom and double bedroom with fitted wardrobes.

Allocated parking and additional visitor parking is available to the rear & fore.

A property which is great for first time buyers or downsizers alike, if you wish to arrange a viewing please call the office and speak with a member of our sales team.



Council Tax: A



This floorplan is for illustrative purposes only and all measurements are approximate and not drawn to scale.

Viewing

Please contact our Hunters Sedgley Office on 01902 672274 if you wish to arrange a viewing appointment for this property or require further information.

3-5 Bilston Street, Sedgley, DY3 1JA


Tel: 01902 672274 Email:

sedgley@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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