

Flat 11 Dudley, DY1 3JD



## Flat 11 Dudley



### Hicks Hadley

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#### **\*\*SPACIOUS LUXURY APARTMENT WITH CHARACTER\*\***

A superb luxury one bedroom first floor apartment on this sought after gated apartment complex. Located in very convenient position for all local amenities, this property is extremely spacious and needs to be seen to appreciate the quality of the accommodation. The apartment briefly comprises: spacious open plan kitchen/dining/lounge area, one double bedroom, wide entrance hallway currently used as an office and impressive bathroom. The property further benefits from lovely communal grounds and allocated parking space. VIEWING HIGHLY RECOMMENDED. EPC:F

**Offers In The Region Of £107,500 - Leasehold**

Hicks Hadley





### Communal Entrance

Ascend by the staircase to first floor.

### Reception Hall 9'04" x 8'05" (max) (2.84 x 2.57 (max))

With large storage cupboard housing boiler, intercom, double glazed window to front elevation and doors into:

### Open Plan Lounge/Dining Kitchen 20'10" Max x 20'5"Max (6.35 Max x 6.22Max)

Comprising:-

#### Lounge 20'10" x 11'3" (6.35 x 3.43)

With double glazed window to rear elevation, double glazed french door to Juliette balcony and electric storage heater.

#### Dining Kitchen 11'3" x 10'2" (3.43 x 3.10)

Having a range of units to include a single drainer sink unit, base units with worktops over, matching wall units, integrated oven and hob with extractor over, integrated fridge and freezer, integrated washer/dryer, ceramic tiling and double glazed window overlooking side elevation.

#### Double Bedroom 12'7" x 12'6" (3.84 x 3.81)

Having a fitted wardrobe, laminate flooring, electric storage radiator and double glazed window to the rear elevation.

#### Bathroom 8'6" x 5'7" (2.59 x 1.70)

Having panel bath with shower over and shower screen, wall mounted wash hand basin, low level WC, ceramic tiling, tiled flooring, heated towel rail and obscured double glazed window.

### Outside

Gated entry reveals access to communal entry and around the side to the rear of the building for the communal outdoor space.

The property has allocated parking and visitor parking.

### Agents Note

We have been informed that the property is leasehold with approximately 105 years left on the lease. Please check this detail with your solicitor. Please note that we have been informed the service charge is £1,906 per annum.

COUNCIL TAX BAND: B

EPC: D



All main services are connected (gas/electric/water).

Broadband/Mobile coverage- please check on link-  
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

