

16 Dudley Close, Rowley Regis, B65 8LZ



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Hicks Hadley

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****SUPERB OPTION FOR DOWNSIZERS****

Well presented one bedroom ground floor maisonette in an excellent cul-de-sac location, convenient for all local amenities. The property briefly comprises: porch, spacious lounge, fitted kitchen, lobby with storage, fitted shower room and double bedroom with access door to large communal garden. The property further benefits from: garage en-bloc and double glazing. **EARLY VIEWING HIGHLY RECOMMENDED. A RARE OPPORTUNITY IN THIS POPULAR SPOT. EPC: D**

Hicks Hadley

Offers In The Region Of £120,000 - Leasehold



Porch

With obscured double glazed window to front elevation and door into:

Spacious Lounge 13'7" x 12'0" (4.14 x 3.66)

Having feature fireplace to include electric fire, electric heater, double glazed window to front elevation and doors into:

Fitted Kitchen 15'10" x 6'11" (4.83 x 2.11)

Having matching wall and base units with work tops over, electric hob, extractor, one and half bowl drainer sink unit, splash back tiling, plumbing for automatic washing machine, integrated fridge/freezer, electric heater and double glazed window to rear elevation.

Lobby

With electric heater, storage cupboard and doors into:

Shower Room 9'2" x 5'5" (max) (2.79 x 1.65 (max))

Having shower cubicle, low flush wc, vanity style wash hand basin, heated towel rail and ceramic tiling.

Double Bedroom 12'10" x 8'6" (3.91 x 2.59)

With integrated wardrobes, electric heater, double glazed window to rear elevation and double glazed door into communal garden.

Garage En Bloc

Located to right hand side of property.

Outside

Front: With front garden to the right of the pathway and access door into porch on left hand side.

Rear: Accessible from bedroom door with large communal garden comprising lawn and shrubbery.

Agents Note

We have been informed that the property is leasehold with approximately 138 years remaining on the lease. We have also been informed that the ground rent charge is approximately £320 a year. Please check this detail with your solicitor.

COUNCIL TAX BAND: A

All main services are connected except for gas.

Broadband/Mobile coverage- please check on



link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

