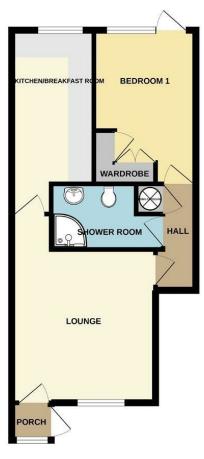
16 Dudley Close, Rowley Regis, B65 8LZ

GROUND FLOOR



Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measuremen of doors, windows, rooms and any other items are approximate and no responsibility is taken for any erroemission on risk-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant









16 Dudley Close, Rowley Regis

Hicks Hadley

13 Hagley Road Halesowen West Midlands B63 4PU



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SUPERB OPTION FOR DOWNSIZERS

Well presented one bedroom ground floor maisonette in an excellent cul-desac 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

Offers In The Region Of £120,000 - Leasehold





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

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

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

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/broadbandcoverage

EPC: D

