



**20 Purlin Wharf**  
**Dudley, DY2 9PG**

**Offers In The Region Of £150,000**



## Property Description

A beautifully presented two double bedroom, GROUND FLOOR APARTMENT, situated within a popular development within DY2 Netherton and close to local amenities and convenient transport links.

Boasting a contemporary finish throughout, this property is briefly comprising of; entrance hallway, refitted kitchen, refitted shower room, master bedroom with en-suite shower room, a second double bedroom and main lounge.

Allocated parking available outside the front of the building and communal gardens surrounding. EPC - C / CT Band - B

## Entrance Hallway

Doors to all rooms and having built in storage available. Additional built in cupboard housing hot water tank.

## Refitted Kitchen

A range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in electric hob with extractor hood built over, built in electric oven/grill and plumbing for a washer installed. Window to front. Partly tiled walls and vinyl flooring laid.

## Bedroom Two

Window to front.

## Refitted Shower Room

Three piece suite comprising; double walk in shower enclosure with mains fed shower unit installed, vanity unit wash hand basin and low-level WC. Heated towel rail. Fully tiled walls and tiled flooring. Window to side.

## Master Bedroom

Window to front. Door to en-suite shower room.

## En-suite Shower Room

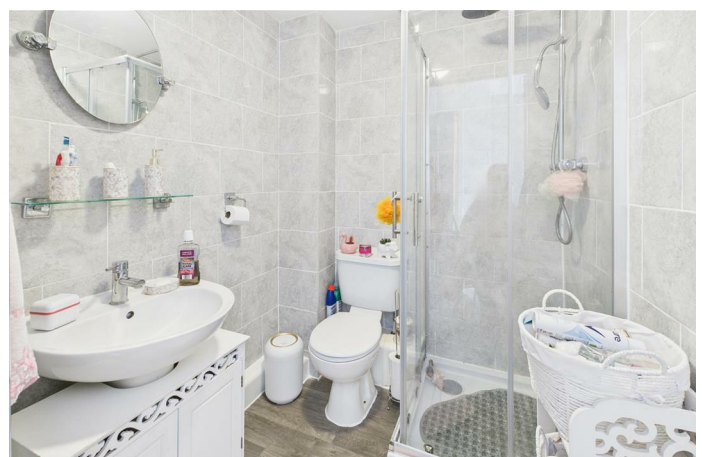
Three piece suite comprising; single separate shower cubicle with mains fed shower unit installed, pedestal wash hand basin and low level WC. Heated towel rail. Fully tiled walls and vinyl flooring laid.

## Lounge

Windows to rear and patio door to rear leading to Juliet balcony.

## Communal Gardens and Allocated Parking Space

Communal gardens surround the building and one allocated parking space is located at the front of the building. Visitor parking also available.





## Leasehold

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

## Lease Information

Lease Length - 135 years remaining

Date : 29 June 2006

Term : 155 years from 1 September 2005

Parties : (1) Kingsoak Homes Limited

Ground Rent - £170.00 charged per annum

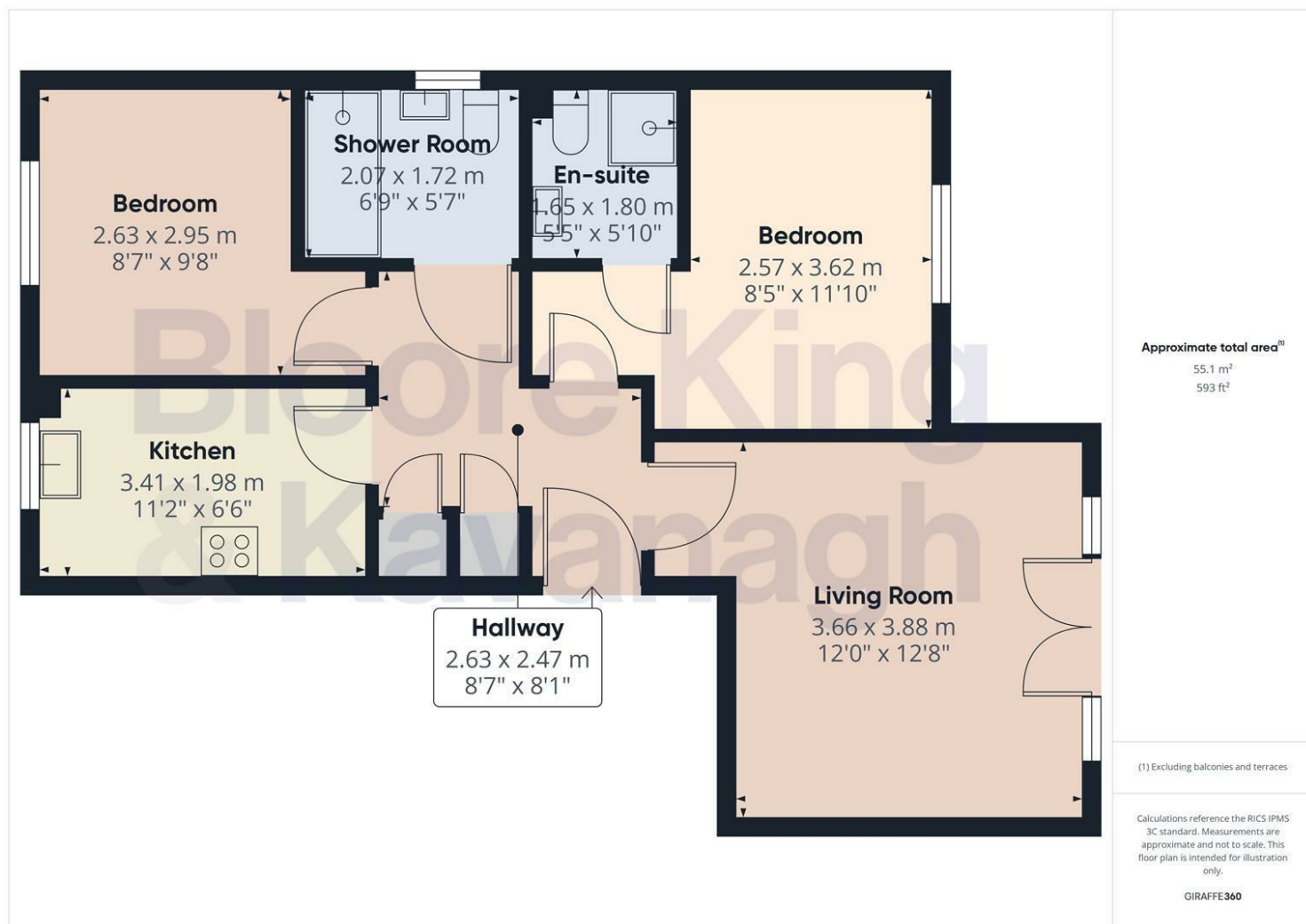
Service Charge - £1,822.00 charged per annum

## Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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