



17 Potters Brook

| DY4 7LG | Offers In The Region Of £100,000

ROYSTON
& LUND

- One Bedroom Apartment
- 125 Years Lease With Effect From March 2005
- Service Charge - £1290 per annum
- EPC Rating - C
- Double Bedroom
- Ground Rent - £100 per annum
- One Allocated Parking Space
- Council Tax Band - A

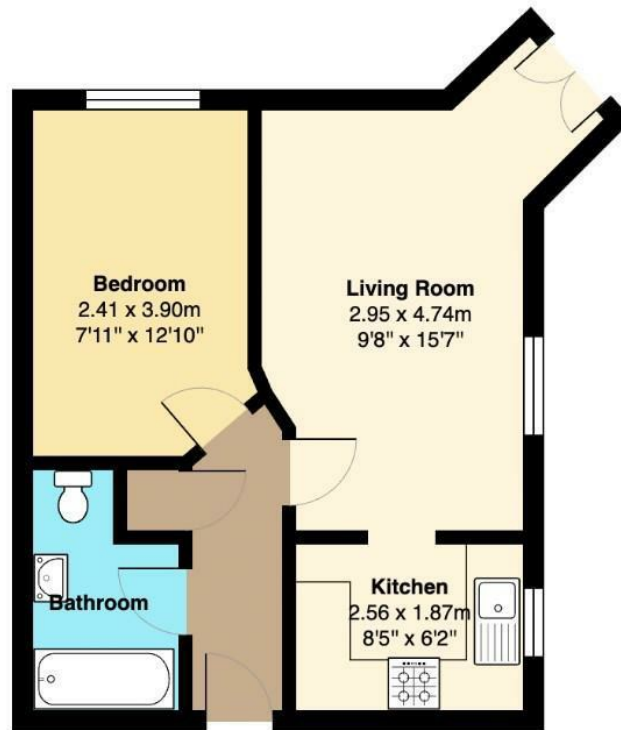




Royston and Lund are delighted to present to you this beautiful second-floor apartment which offers light, airy living on a sought-after modern development in Dudley Port. Ideally positioned for commuters, the new tramline (currently nearing completion) and Dudley Port train station are just a short walk away, providing direct links to Birmingham New Street, Wolverhampton, and Walsall. Dudley town centre, Merry Hill Shopping Centre, and local colleges and universities are also within easy reach. The property further benefits from its own allocated parking space.

Recently refurbished and ready to move straight into, the apartment features a brand-new kitchen with upgraded electrics, plumbing, and gas works. New appliances include a fan oven, gas hob, extractor, and sink. Safety enhancements include new smoke and carbon monoxide alarms and a replacement fire door.

The spacious living area is filled with natural light and opens to a Juliet balcony with views across the Oakham Hills. The bedroom enjoys morning sunlight, while evenings bring beautiful sunsets over Dudley Castle. Freshly redecorated throughout, this home is an ideal choice for first-time buyers or investors seeking a buy-to-let property.



Total Area: 38.6 m² ... 416 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



**ROYSTON
& LUND**