



5 Purlin Wharf  
Dudley,  
West Midlands DY2 9PQ  
*Asking Price £128,000*

*...doing things differently*

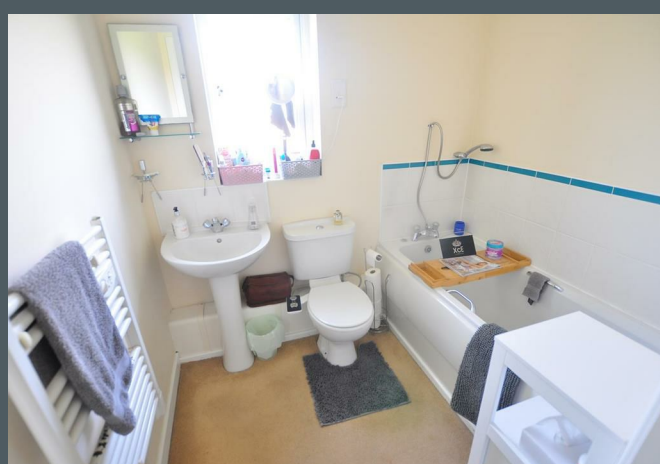


We are pleased to offer for sale this spacious two bedroom second floor apartment located in Netherton, offering no upward chain, ideal for first time buyers or investment potential. Being close to local transport links, amenities, schools and parks. the apartment enjoys a LOVELY & SECURE TOP FLOOR position within this LOVELY CANAL SIDE DEVELOPMENT, with PLEASANT VIEWS. Property comprises: reception hall, lounge, kitchen, two double bedrooms, master with en-suite shower room and main bathroom. The property also benefits from having double glazing, electric heating and allocated parking. Leasehold. LH 11/9/23 V1 EPC=D











### Approach

Via communal entrance door with security intercom system.

### Communal entrance hall

Having stairs to first and second floor.

### Reception hall

With hatch to loft space, door to cloaks cupboard, and airing cupboard, wall mounted electric heater, doors to two bedrooms, bathroom, kitchen and Lounge.

### Lounge 12'9" x 14'9" (3.9 x 4.5)

Double glazed French doors to front with views overlooking the canal and wall mounted electric heater.

### Kitchen 11'1" x 6'6" (3.4 x 2.0)

Double glazed window to rear, range of matching wall and base units, roll top work surfaces over, stainless steel chimney extractor, stainless steel electric hob, built in electric oven, stainless steel single drainer sink with mixer tap over, splashback tiling, plumbing for washing machine, space for up right fridge freezer, breakfast bar, tiled effect lino flooring.

### Bedroom one 14'5" x 11'9" (4.4 x 3.6)

Double glazed window to front overlooking canal views, wall mounted electric heater and door to:

### En-suite

Shower cubicle with shower, pedestal wash hand basin, low level flush w.c., electric heated towel radiator and tile effect flooring.



### **Bedroom two 11'1" x 9'10" (3.4 x 3.0)**

Double glazed window to rear and wall mounted electric heater.

### **Bathroom**

Having obscured double glazed window to side, extractor fan, white suite comprising panelled bath with mixer tap and shower head over, splashback tiling, pedestal wash hand basin with mixer tap, low level flush w.c., shaver socket and electric heated towel radiator.

### **Tenure**

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 155 years from 1st September 2005 with an annual ground rent of £170.00 and an annual service charge of £1124.86.

### **Council Tax Banding**

Tax Band is B.

### **Money Laundering Regulations**

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **Referral Fees**

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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