

Grove.

FIND YOUR HOME



26 Quayside Walk
Dudley,
West Midlands
DY2 9PT

Offers In The Region Of £125,000



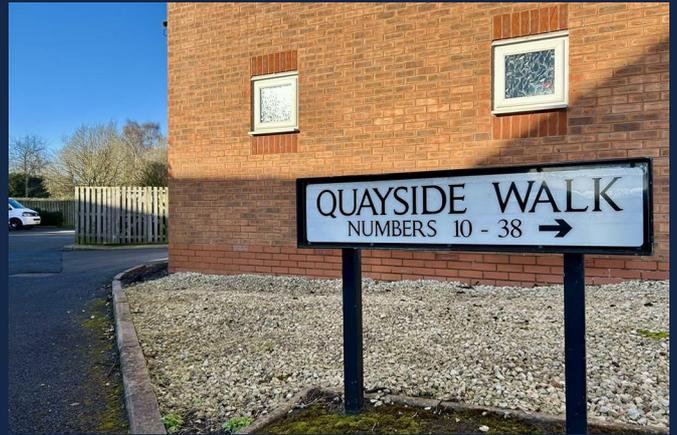
In Quayside Walk, Dudley, this top floor apartment with a view offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for small families, couples or individuals. The apartment features a spacious reception room with a Juliet balcony overlooking the canal. Quayside Walk is known for its picturesque surroundings and community, making it an excellent choice for those who appreciate a tranquil lifestyle while still being close to local amenities.

The property comprises of an entrance hall with access to a lounge, bathroom, two bedroom and two storage cupboards. From the lounge a modernised kitchen is reached. The master bedroom offers its En-suite shower room. The property also benefits from designated parking for one vehicle, a valuable asset in this bustling area.

Whether you are looking to invest in your first home or seeking a rental opportunity, this apartment presents a wonderful chance to enjoy modern living in a vibrant location. Do not miss the opportunity to make this charming apartment your new home. JH 12/02/2025 V2 EPC=C







Approach

Via communal parking area, slabbed pathway to main entrance door.

Private entrance hall

Access to lounge, bathroom, two bedrooms and cloak room and airing cupboard housing water tank.

Lounge 15'1" x 12'9" (4.6 x 3.9)

Double glazed double opening patio door onto a balcony with two double glazed windows to either side, electric wall heater, t.v. point, door to kitchen.

Kitchen 9'6" x 7'10" (2.9 x 2.4)

Double glazed window, wall and base units with work surface over, space for fridge freezer, integrated oven and hob with extractor over, sink with mixer tap and drainer, space for washing machine, floor heating fan.

Bathroom

Double glazed obscured window, pedestal wash hand basin with splashback tiling, low level w.c., built in bath with tiling surround.

Bedroom one 10'5" x 8'2" (3.2 x 2.5)

Double glazed window, electric wall heater, door to en-suite







En-suite

Low level flush w.c., corner shower with tiling to walls, pedestal wash hand basin, hot and cold taps with splashback tiling, electric towel radiator.

Bedroom two 6'2"x 10'9" (1.9x 3.3)

Double glazed window and electric wall heater.

Outside

There is an allocated parking space with this property.

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. The service charge of £561.07 is paid half yearly with a ground rent of £256.52

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

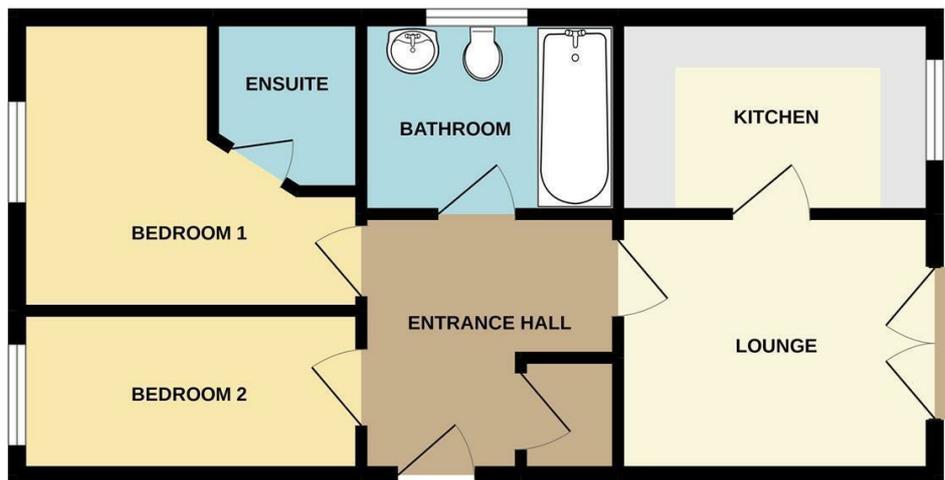
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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 our panel of surveyors 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 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-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 guarantee as to their operability or efficiency can be given.
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