



**Kennedy Crescent, Lower Gornal**  
Dudley, DY3 2JG

**£110,000**



This spacious ground floor flat, offered with no upward chain, enjoys its own private rear garden and is set within a popular residential area well served by shops, schools and public transport. Ideally suited to first-time buyers or investors, the property has been well maintained throughout and benefits from gas central heating via a combination boiler and uPVC double glazing.

Accessed from the side, the flat opens into a welcoming reception hall from which all rooms are reached. The living room is generously proportioned, while the fitted kitchen features a stainless steel sink, ample work surfaces, base units, a built-in oven with four-ring gas hob, plumbing for a washing machine, a cupboard housing the combination boiler and a further useful storage cupboard.

There are two well sized double bedrooms and a modern, stylish wet room complete with shower fitting, wash hand basin, low flush WC, complementary ceramic tiling and extractor fan.

To the rear, the private garden offers a lawn area surrounded by an array of flowers and flowering shrubs, creating an attractive outside space to enjoy. A useful rear store cupboard provides additional convenience. Interior viewing is highly recommended to appreciate the space and condition on offer.

**Council Tax Band A. Energy Rating C. Tenure LEASEHOLD.**

**Approach** By way of pathway past lawn fore garden.

#### **Reception Hall**

**Living Room** 16' 4" x 12' 8" (4.97m x 3.86m)

**Kitchen** 8' 7" x 8' 6" (2.61m x 2.59m)

**Bedroom One** 13' 3" x 12' 7" (4.04m x 3.83m)

**Bedroom Two** 11' 3" x 9' 7" (3.43m x 2.92m)

**Wet Room** 6' 2" x 6' 0" (1.88m x 1.83m)

#### **Rear Garden**

**Buyers Information** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable. **LEASE INFORMATION:** The vendor has confirmed that approximately 89 years remain on the lease. There is a service charge of £633.27 (approximately) per 6 months and ground rent of £10.00 per year. All lease information should be confirmed by your Legal Representative.







**TENURE: Leasehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: A**  
**EPC RATING: C**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





(While 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 misstatement. 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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