



**Roper Walk, Woodsetton  
Dudley, DY3 1BQ**

**£97,000**



**A pleasant ground floor flat occupying a quiet position with a delightful outlook to the front and having a range of amenities close to hand. This ideal first time buy has been well maintained and benefits from central heating, double glazing, allocated parking and neat communal gardens front and to the rear. This surprisingly spacious home briefly comprises: entrance hall, living room, fitted kitchen, bedroom and bathroom.**

**Council Tax Band A. Energy Rating C. Tenure LEASEHOLD Service Charge £128.00 per month. Ground Rent £250.00 per year. There are approximately 91 years remaining on the lease (all lease information should be confirmed by your Legal Representative).**

**Approach** By way of pathway past lawn area.

**Living Room** 16' 7" x 12' 0" (5.05m x 3.65m) Coal effect gas fire with marble type surround, hearth and fire-place, laminate flooring, central heating radiator and double glazed window.

**Kitchen** 12' 5" x 6' 0" (3.78m x 1.83m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall tiling, laminate flooring and double glazed window.

**Inner Hall** Laminate flooring and airing cupboard.

**Bedroom** 13' 5" x 10' 9" (4.09m x 3.27m) Laminate flooring, central heating radiator and double glazed window.

**Bathroom** 7' 8" x 5' 6" (2.34m x 1.68m) Having white suite comprising: panelled bath with shower fitting, wash hand basin built-into vanity unit and low flush WC, ceramic wall tiling, extractor fan, chrome heated towel rail and double glazed window.

**Communal Gardens** Neat lawn areas to the front and rear.

**Parking** Allocated parking for one vehicle.

**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.



**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.

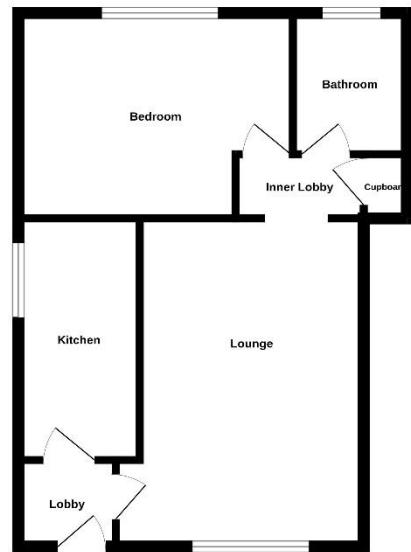
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





Ground Floor



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**DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR**

**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED : .....**

**DATE: .....**