



**Hilary Crest, Upper Gornal
Dudley, DY3 2DH**

£125,000



A particularly delightful ground floor maisonette property occupying a quiet position in a popular residential area local to a range of amenities. This surprisingly spacious home with two double bedrooms is offered for sale with no upward chain and must be seen to be appreciated.

The property is tastefully decorated and thought to be an ideal first time buy benefiting from central heating, double glazing and a rear garden with patio area, lawn area and two outbuildings. There is a parking area (not allocated) to the front of the property.

Council Tax Band A. Energy Rating C. Tenure LEASEHOLD. 125 years from 2002 with 103 years remaining. £735.00 per year covers the service charge, ground rent and buildings insurance. These figures are approximate, have been provided by the current vendors and should be confirmed by your Legal Representative.

Approach By way of pathway past gravel fore-garden.

Reception Hall Composite front door, two storage cupboards and central heating radiator.

Living Room 14' 7" x 11' 9" (4.44m x 3.58m) Feature fire-place with tiled surround and marble type hearth, central heating radiator and double glazed window.

Kitchen 10' 4" x 9' 6" (3.15m x 2.89m) Inset sink top with fitted base units and decorative laminate work tops, built-in oven with four ring electric hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall tiling, central heating radiator, double glazed window and door leading out to the rear garden.

Bedroom One 14' 0" x 12' 7" (4.26m x 3.83m) Central heating radiator and double glazed window.

Bedroom Two 13' 0" x 9' 6" (3.96m x 2.89m) Central heating radiator and double glazed window.

Shower Room 8' 8" x 5' 5" (2.64m x 1.65m) Having white suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Ceramic wall and floor tiling, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, flowers and flowering shrubs, two out buildings and gated side access.



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.

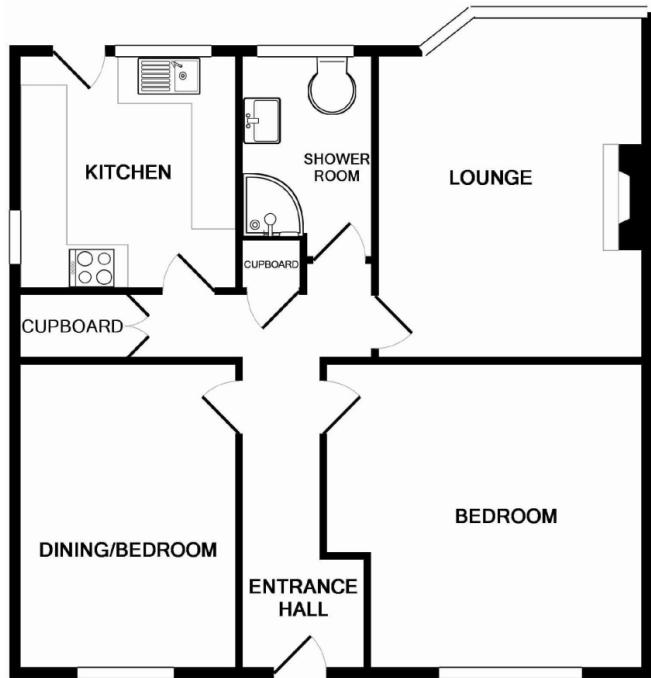
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The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.





11 HILLARY CREST, DY3 2DH

Measurements are approximate. Not to scale. Illustrative purposes only
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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: