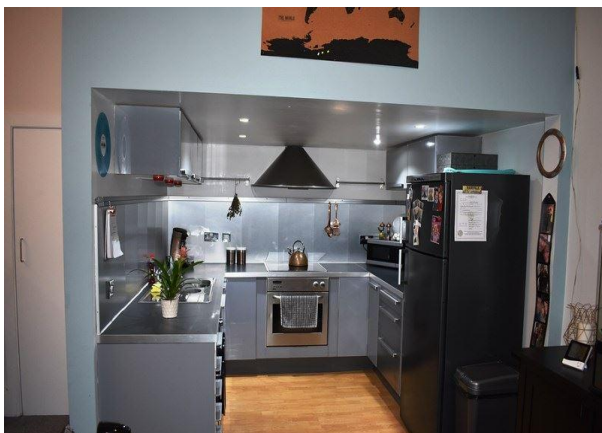


Wakeman

www.wakeman-online.com

METROPOLITAN LOFTS
PARSONS STREET, DUDLEY DY1 1JE



PRICE £75,000

team



 **rightmove.co.uk**
The UK's number one property website

This attractively presented one bedroom modern open plan apartment offers deceptive secure accommodation. The property is situated in the heart of Dudley town centre where a wide range of amenities are available together with nearby transport links to Birmingham and surrounding areas.

Access to the apartments are through a glass fronted foyer with communal stairways and lifts. The apartment also has a secure car park with one allocated space.

An internal inspection is highly recommended and the accommodation comprises in more detail as follows:

COMMUNAL ENTRANCE

With coded security system and entry phone system, lifts and stairways.

OWN ENTRANCE HALL

Electric Storage heater with cupboard off.

SHOWER ROOM

Having a white suite with shower cubicle, wash hand basin, low level w.c, electric towel rail style radiator, tiling to walls, ceramic tiled floor.

LOUNGE & LIVING SPACE

6.49m x 2.72m (21' 3" x 8' 11")

Electric storage heater, sealed double glazed units, shallow cupboard off with Hyco boiler.

KITCHEN

2.56m x 2.56m (8' 4" x 8' 4")

Having stainless steel inset sink and drainer with mixer tap, stainless steel extractor fan, electric hob, Zanussi electric oven, wall cupboards, base cupboards, draw units, stainless steel back drop
Stairs leading to:

MEZZANINE BEDROOM

6.52m (21' 4") max x 2.44m (8') max

With Shallow cupboard off with fuse board and water meter.

OUTSIDE

Allocated car parking space in a private gated car park.

Storage cage in the basement.

EPC RATING C

PLEASE NOTE ALL MEASUREMENTS ARE APPROXIMATE

SERVICES We are advised that all mains services are connected- See below.

TENURE We are advised that the property is Leasehold- See below.

FIXTURES AND FITTINGS As mentioned above are included in the purchase price. Other items may be available by separate negotiation.

VIEWING By prior appointment with Wakeman Estate Agents on 01384 459999. Our office is open 6 days a week, Monday to Friday 9.00 am till 5.30 pm and Saturdays 9.00 am till 1.00 pm.

PLEASE NOTE: Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

Floor plans are not to scale and are for general guidance only.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1988

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Team Association consortium company of which it is a member and Team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Making an Offer

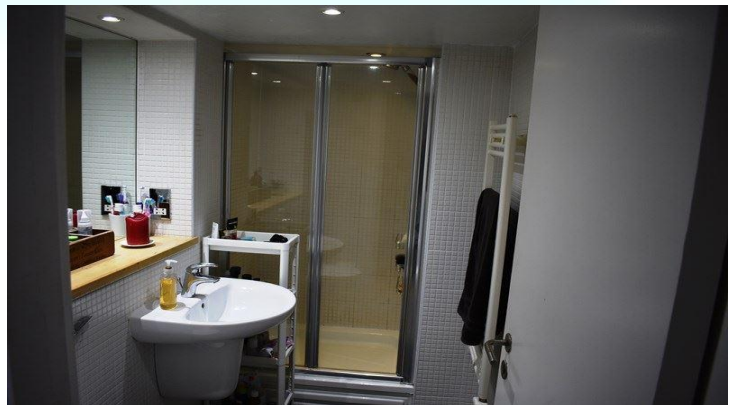
In order to clarify the process, all offers should be either confirmed in writing or telephoned through to the relevant office.

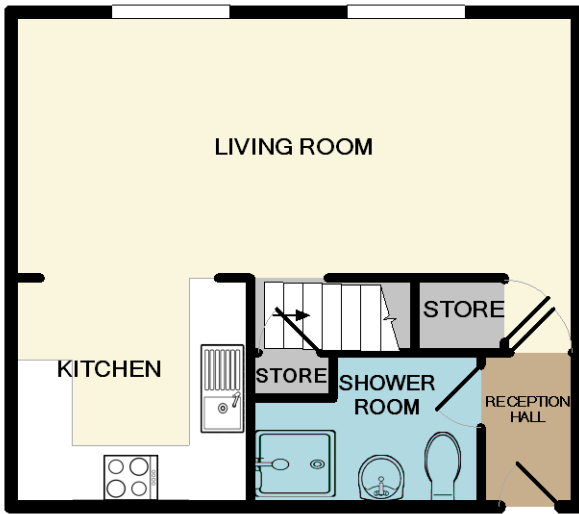
We will need to verify your buying position and ability to proceed, therefore if you require a mortgage we will ask to see a copy of your Mortgage Certificate. If this is not available you will be contacted by our Financial Advisor to confirm your ability to proceed, although you are not obliged to use the services of our Financial Advisor.

If you are a cash purchaser we will require proof of funds for our records.

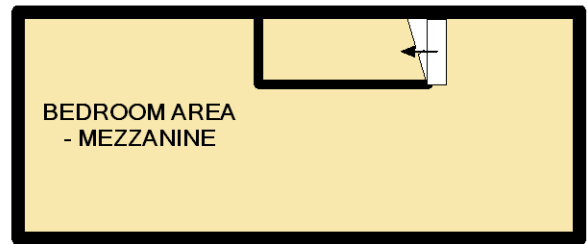
Mortgage Advice

Totally independent mortgage advice is provided in partnership with Secure Start Mortgages. Appointments can be arranged through your local Wakeman Estate Agents office. Secure Start Mortgages offer an initial free consultation.





GROUND FLOOR



1ST FLOOR

METROPOLITAN LOFTS, DY1 1JE
 Measurements are approximate. Not to scale. Illustrative purposes only
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