



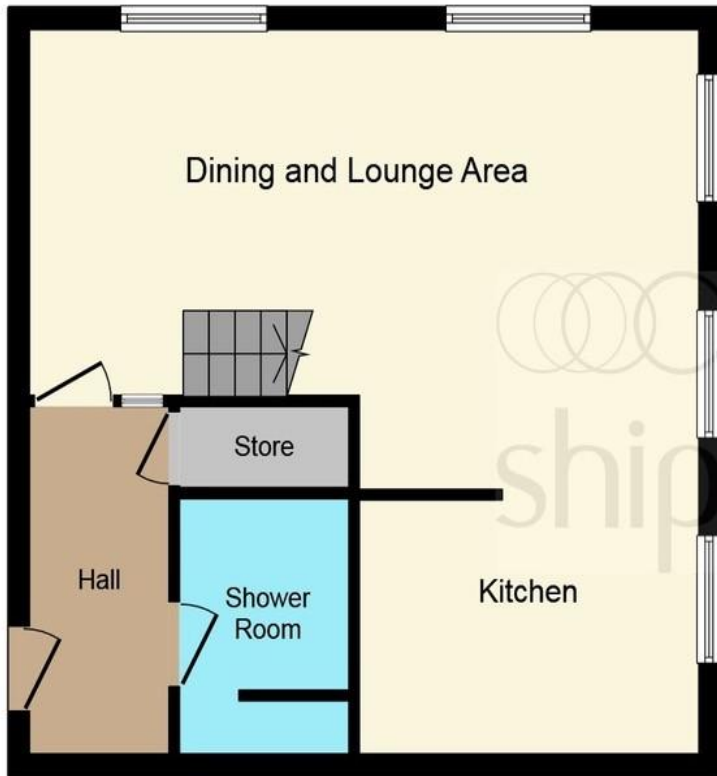
Parsons Street Metropolitan Lofts, Dudley DY1 1JE

welcome to

Parsons Street Metropolitan Lofts, Dudley

This architect-designed and beautifully presented, loft-style, two-bedroom apartment is situated in the heart of Dudley Town Centre's Civic Quarter. It is close to shops and colleges and with nearby transport links to Birmingham and surrounding areas. New York style in Dudley!





Ground Floor



Mezzanine

Entrance Hall

Lounge/Dining Area
11' 1" x 21' 11" (3.38m x 6.68m)

Kitchen
7' 4" x 11' 1" (2.24m x 3.38m)

Bedroom One
10' 6" x 9' (3.20m x 2.74m)

Bedroom Two
7' 4" x 10' 4" (2.24m x 3.15m)

Shower Room/Wc
4' 9" x 7' 9" (1.45m x 2.36m)

Parking

Storage Cage

Agents Note

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Parsons Street Metropolitan Lofts, Dudley

- TWO BEDROOMS
- LARGE OPEN-PLAN LIVING/DINING AREA
- KITCHEN AREA
- LIFT TO ALL FLOORS
- GATED, SECURE ALLOCATED PARKING

Council Tax Band: A

EPC Rating: C

Annual Ground Rent: £250 p.a. Payable in two six monthly instalments

Annual Service Charge: £2025.54 p.a.

General Reserve Fund £418.04 p.a (to cover major unforeseen expenditure)

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2001.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/DLY105247



Property Ref:
DLY105247 - 0022

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk