



47 Fussell Way, Wollaston, Stourbridge, West Midlands. DY8 4GG

- ALLOCATED PARKING
- GAS CENTRAL HEATING
- EN-SUITE TO MASTER BEDROOM
- GROUND FLOOR ACCOMMODATION





PROPERTY DESCRIPTION

Select are pleased to offer FOR SALE this beautiful canal side ground floor apartment on the Dalton Brook development. Briefly the accommodation comprises: Good sized open plan Lounge and Kitchen with integrated oven, hob, and extractor fan. Double French doors from Lounge to front. Two good sized Bedrooms, En Suite to Master and Main Bathroom off hallway, there are also two storage areas off the hallway. Having the benefit of Gas Central Heating, Double Glazing, Allocated Parking and Maintained Communal Grounds. This is a well proportioned and well presented living accommodation well worth a viewing which is strictly by appointment. Please call our office on 01384 277701.

EPC Grade B

Council Tax Band B



ROOM DESCRIPTIONS

Lounge/Dining/Kitchen

11' 11" x 20' 0" (3.63m x 6.10m)

Bedroom One

8' 6" x 10' 8" (2.59m x 3.25m)

Bedroom Two

7' 10" x 9' 5" (2.39m x 2.87m)

General

MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

TENURE

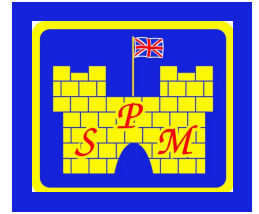
We are advised that the property is LEASEHOLD, there is an unexpired term of 118 years with an annual Ground Rent of £250.00 per annum and Service Charge of £1464.33 per annum


SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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