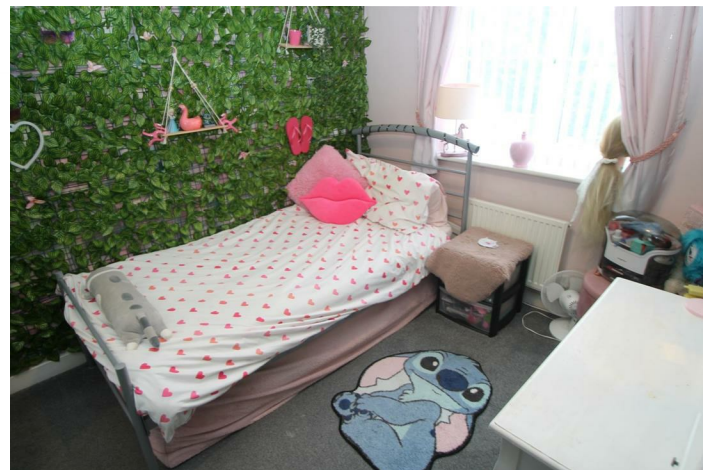


130 Purlin Wharf, Dudley, DY2 9PG



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****RARE OPPORTUNITY TO BUY ON THIS POPULAR ROAD****

A beautifully presented, modern three bedroom semi-detached property in this excellent location for all local amenities. The property briefly comprises: entrance hall, downstairs wc, spacious lounge, impressive fitted kitchen diner, conservatory, three good sized bedrooms, master having ensuite and family bathroom to first floor. The property further benefits from: wide plot, private rear garden, driveway alongside front garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED. GREAT OPTION FOR FAMILIES. EPC: TBA

Offers In The Region Of £265,000 - Freehold



Entrance Hall

Having double glazed front door, central heating radiator and doors into:

Downstairs WC

With low flush wc, pedestal wash hand basin, central heating radiator and double glazed window to front elevation.

Spacious Lounge

With central heating radiator, double glazed window to front elevation, stairs to first floor and door into:

Fitted Kitchen/Diner 14'8 x 8'11 (max) (4.47m x 2.72m (max))

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, gas hob, extractor over, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to rear elevation and double glazed French doors into:

Conservatory 13'2 x 8'9 (max) (4.01m x 2.67m (max))

With double glazing to side and rear elevation, electric heater and door into garden.

Landing

With double glazed window to side elevation and doors into:

Master Bedroom 13'7 x 8'7 (max) (4.14m x 2.62m (max))

With double glazed window to front elevation, central heating radiator and door into:

Ensuite Shower Room

With shower cubicle, low flush wc, central heating radiator and pedestal wash hand basin.

Bedroom Two 10'6 x 8'6 (max) (3.20m x 2.59m (max))

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 8'8 x 5'9 (max) (2.64m x 1.75m (max))

With central heating radiator and double glazed window to front elevation.

Family Bathroom

Having panel bath with shower over, shower screen, wash hand basin, low flush wc, ceramic tiling and obscured double glazed window to rear elevation.



Outside

Front: With front lawn, adjacent side driveway leading to front door and side access.

Rear: With large block paved patio to the right hand side, adjacent lawn and alternative sitting area to the rear of the garden.

Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: B

All main services are connected.

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: TBA

