



**Kew Drive,
Dudley, DY1 2QX**

£220,000



Occupying away in a quiet cul-de-sac within a popular residential area, this well maintained three bedroom semi-detached home offers ideal family accommodation in a peaceful yet convenient setting. The property is well presented throughout and benefits from gas central heating via a combination boiler, double glazing, a delightful rear garden and a detached garage.

On the ground floor, the accommodation includes a welcoming entrance porch, a spacious living room with a coal effect electric fire and attractive feature fireplace with an adjoining dining area perfect for family meals or entertaining. A separate pleasant sitting room, also featuring a fireplace, provides a cosy space to relax and opens out through French doors to the rear garden. The compact yet functional fitted kitchen offers a range of storage and worktop space.

Upstairs, the first floor hosts three generously sized bedrooms along with a particularly stylish and modern shower room, fitted with a contemporary white suite. The exterior of the property is equally appealing, with a block-paved frontage and a neat fore-garden creating an attractive first impression.

To the rear, the delightful garden is full of colour, featuring a paved patio area, a timber decking area, a well maintained lawn and a variety of flowering shrubs and plants. There is also gated access to both the side and rear, where the detached garage is located and can be accessed via a shared area.

This lovely home is ideally suited to families seeking a well cared for property in a desirable and quiet residential location.

Council Tax Band B. Energy Rating D. Tenure FREEHOLD.

Approach By way of block paved area past fore-garden.

Entrance Porch

Living Room 18' 11" x 10' 0" (5.76m x 3.05m)

Dining Area 10' 11" x 7' 9" (3.32m x 2.36m)

Sitting Room 13' 9" x 10' 7" (4.19m x 3.22m)

Kitchen 10' 6" x 7' 0" (3.20m x 2.13m)

First Floor Landing

Bedroom One 14' 6" x 10' 7" (4.42m x 3.22m)

Bedroom Two 10' 9" x 10' 5" (3.27m x 3.17m)

Bedroom Three 11' 9" x 7' 3" (3.58m x 2.21m)

Shower Room 7' 3" x 7' 2" (2.21m x 2.18m)

Garage (Rear)

Rear Garden





Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

TENURE: Freehold. 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: B
EPC RATING: D

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.

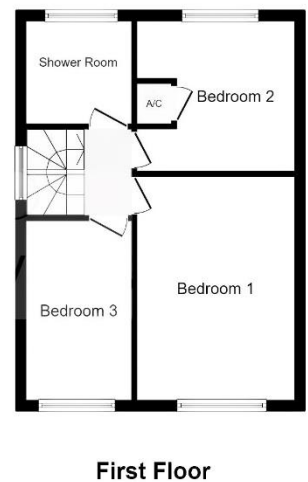
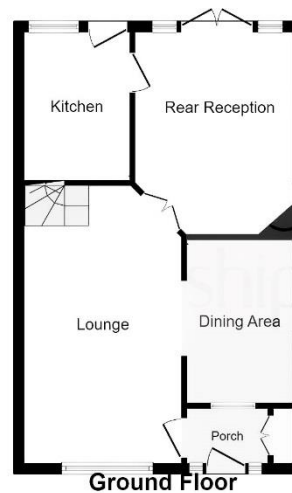
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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DATE: