

Grove.

FIND YOUR HOME



5 Falklands Close
Dudley,
West Midlands
DY3 4NY

Offers In The Region Of £239,950



Ideal for young Families and First Time Buyers. A well presented two bedroomed semi detached property is the beautiful village of Swindon. This well presented property is ideally placed for local schools, good transport links, countryside walks, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance into small hallway area, a light and airy lounge with feature electric fire place, a breakfast kitchen, and a conservatory located at the rear of the property. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, and the house bathroom.

Externally the property offers off road parking and detached garage, with a side access gate to the rear. At the rear of the property is a low maintenance garden with paved seating area near to property. AF 29/9/25 V1 EPC=C







Approach

Via driveway, access to garage, footpath with lawn and gravel borders leading to double glazed front door with obscured double glazed window leading into the entrance hallway.

Entrance hallway

Ceiling light point, central heating radiator, opening through to lounge area.

Lounge 15'1" x 11'9" (4.6 x 3.6)

Double glazed window to front, two ceiling light points, coving to ceiling, stairs to first floor accommodation, feature electric fireplace, central heating radiator, wood effect laminate flooring.

Kitchen 11'9" x 6'10" (3.6 x 2.1)

Double glazed window to rear, door to conservatory, ceiling lights, range of wall and base units, wood effect work top, sink and drainer, space for cooker, central heating radiator, tiled splashbacks, tiled flooring.

Conservatory 9'6" x 9'10" (2.9 x 3.0)

Double glazed windows to surround, double glazed door to rear, ceiling light with fan, tiled flooring.



First floor landing

Double glazed window to side, ceiling light point, loft access hatch.

Bedroom one 11'9" x 8'2" (3.6 x 2.5)

Two double glazed windows to front, central heating radiator, ceiling light point, built in storage to bulk head.

Bedroom two 11'9" x 7'10" (3.6 x 2.4)

Two double glazed windows to rear with far reaching views, ceiling light point, central heating radiator.

Bathroom

Ceiling light point, extractor, bath with shower over, tiling to walls, low level flush w.c., wash hand basin, central heating towel radiator, wood effect laminate flooring.

Rear garden

Having lovely views over local

neighbourhood, patio area with lawn beyond with plant borders.

Garage 8'10" x 15'5" (2.7 x 4.7)

Double glazed door and window to side, up and over front garage door, electrics and storage.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is C

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the

following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced

you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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