

for sale

offers over **£130,000**



Occupation Street Dudley DY1 2RF

****IDEAL FOR INVESTMENT & FIRST TIME BUYERS ** MID TERRACED SET IN AN IDEAL LOCATION WITHIN CLOSE PROXIMITY TO DUDLEY TOWN CENTRE** WELL MAINTAINED THROUGHOUT ** IDEAL INVEST OPPORTUNITY WITH TENANT IN SITU** CLOSE TO TRANSPORT LINKS & SCHOOLS ****

Occupation Street Dudley DY1 2RF

Entrance Porch

Door to the front, window to the front

Lounge

11' 7" x 11' 1" (3.53m x 3.38m)

Door to the front, central heating radiator,

Dining Room

11' 7" x 10' 8" (3.53m x 3.25m)

Stairs to first floor accommodation, central heating radiator, window to the rear.

Kitchen

14' 6" x 7' 2" (4.42m x 2.18m)

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit, electric oven & gas hob with extractor over, plumbing for washing machine, space for domestic appliances, tiling to splashback, wall mounted boiler, double glazed window to the side, door to the side leading to garden.



Downstairs Bathroom

Bath, wash hand basin, low level w.c., tiling, double glazed window to the rear & side.

First Floor

Landing

Bedroom One

12' x 11' 3" (3.66m x 3.43m)

Double glazed window to the front, central heating radiator.

Bedroom Two

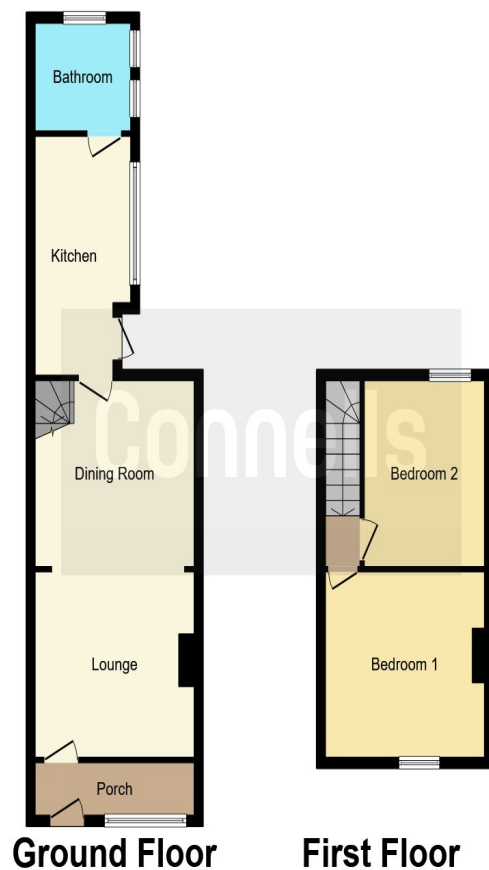
11' 4" x 9' 4" (3.45m x 2.84m)

Double glazed window to the rear, central heating radiator.

Outside

To the front of the property paved area. Rear garden having slabbed paved patio area, lawned area.





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.

To view this property please contact Connells on

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD311874 - 0008

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/DUD311874



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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