

for sale

£220,000



Sandmartin Close Dudley DY2 9TA

**** END OF TERRACE HOME BENEFITING FROM NO UPWARD CHAIN****
Briefly comprising of through lounge, kitchen, , three bedrooms, shower room, garage, off road parking and generous Garden.

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Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Entrance Porch

Double glazed door to the front.

Entrance Hall

Double glazed door to the front elevation, double glazed window to the front, stairs to first floor accommodation, understairs storage cupboard.

Lounge

17' 8" x 11' 4" (5.38m x 3.45m)

Double glazed window to the rear, gas fire.

Kitchen

11' x 6' 7" (3.35m x 2.01m)

A fitted kitchen to comprise wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with extractor over, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the rear, double glazed door to the rear.



First Floor

Landing

Loft access.

Bedroom One

11' 7" x 10' 8" (3.53m x 3.25m)
Double glazed window to the rear.

Bedroom Two

12' 3" x 7' 6" (3.73m x 2.29m)
Double glazed window to the front.

Bedroom Three

15' 2" x 7' 5" (4.62m x 2.26m)
Double glazed window to the rear, fitted wardrobes.

Shower Room

Comprising shower cubicle, wash hand basin, low level w.c., airing cupboard housing water tank, double glazed window to the front.

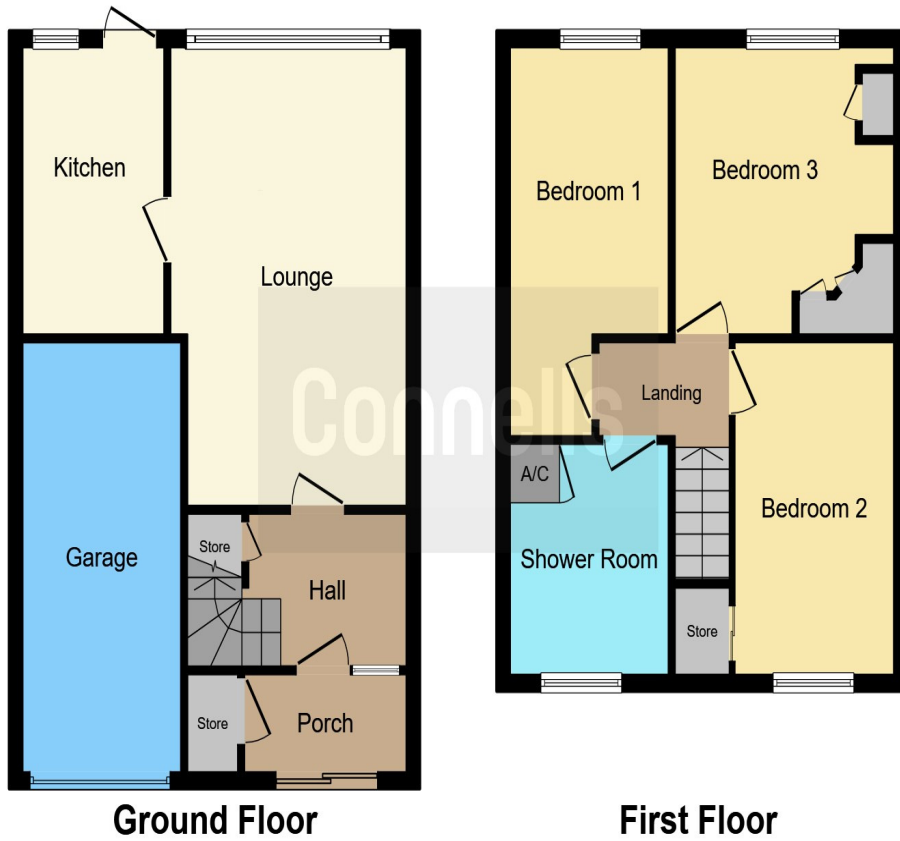
Outside

To the front of the property driveway giving off road parking, gradual tiered garden with lawned area having various shrubs & borders. Rear garden having slabbed patio area, step approach to further patio area, various shrubs & borders, side access.

Garage

16' 8" x 7' 7" (5.08m x 2.31m)
Up & over door to the front, power & light.





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.focalagent.com

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Property Ref: DUD312827 - 0003

Tenure: Freehold

EPC Rating: F

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