

for sale

£300,000



Lyndon Jews Lane Dudley DY3 2AH

**** TRADITIONAL DETACHED HOME BENEFITING FROM NO UPWARD CHAIN **** The property briefly comprises two reception rooms, kitchen, garage with downstairs WC, three bedrooms, family bathroom garage, off road parking and landscaped rear garden.

Lyndon Jews Lane Dudley DY3 2AH

Entrance Hall

Double glazed door to front elevation, central heating radiator, stairs to first floor, under stairs storage pantry.

Living Room

13' 6" plus bay x 11' 2" (4.11m plus bay x 3.40m)

Double glazed bay window to front elevation, central heating radiator, electric fire with feature surround.

Dining Room

11' 9" x 10' 8" (3.58m x 3.25m)

Double glazed patio doors to rear elevation leading to garden, central heating radiator, electric fire with feature surround.

Kitchen

8' 5" x 6' 5" (2.57m x 1.96m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, gas cooker point, space for domestic appliances, double glazed bow window to rear elevation, door to side leading to garage.

Garage

24' 9" x 11' 8" (7.54m x 3.56m)

Power operated up and over door to front with light activation , power , light, double glazed doors to rear, plumbing for washing machine, wall mounted central heating boiler, built in store.

Wc

low level WC, wash hand basin, window to rear elevation.



First Floor

Landing

Double glazed window to side elevation

Bedroom One

12' x 10' 8" (3.66m x 3.25m)

Double glazed window to rear elevation, central heating radiator, built in wardrobe.

Bedroom Two

11' x 10' 9" (3.35m x 3.28m)

Double glazed window to front elevation, central heating radiator

Bedroom Three

7' 8" x 6' 7" (2.34m x 2.01m)

Double glazed window to front elevation, central heating radiator.

Bathroom

6' 9" x 6' 9" (2.06m x 2.06m)

Suite to comprise bath with mains shower over, low level WC, wash hand basin in vanity unit, tiling, built in storage cupboard, central heating radiator, double glazed window to rear elevation.

Outside

To the front paved driveway giving off road parking, lawned area, various shrubs and borders.

Rear garden having paved patio area, step approach to further lawned area, various shrubs and borders, side access to front with wrought iron gated entry.

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





Ground Floor

First Floor

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

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD312799 - 0006

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/DUD312799



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk