

Property details approval form

57 Buffery Road, Dudley, West Midlands, DY2 8EB

Date: 22 July 2024

Property Ref and Version: DUD312975 - 0003

Not for marketing purposes INTERNAL USE ONLY

**Got it Selling your
home
with us!**

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£325,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > DOUBLE GLAZED AS SPECIFIED
- > CENTRAL HEATED AS SPECIFIED
- > IDEAL FOR FAMILIES
- > GARAGE & OFF ROAD PARKING
- > CLOSE TO LOCAL SCHOOLS
- > CLOSE TO AMENITIES & DUDLEY TOWN CENTRE
- > CLOSE TO BUFFERY PARK
- > WELL MAINTAINED THROUGHOUT BY CURRENT OWNERS

○ Short Description

* A DETACHED FAMILY HOME SET IN A VERY POPULAR AREA OF DUDLEY ** Briefly comprising through lounge with dining area, kitchen, three good size bedrooms, garage, off road parking and landscaped rear garden.

○ Long Description

A detached residence situated in a highly desirable area of Dudley, offering ample living space perfect for families with three generously sized bedrooms. Conveniently located near schools and transportation options, including the upcoming tram line. Features include off-road parking, a garage, and a beautifully landscaped rear garden.

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

Double glazed door to front elevation, central heating radiator, stairs to first floor

Lounge

24' into bay x 12' (7.32m into bay x 3.66m)

Double glazed bay window to front elevation, double glazed doors to rear elevation, central heating radiator, gas fire with feature surround

Kitchen

14' x 7' (4.27m x 2.13m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, sink and drainer unit with mixer tap over, electric oven, gas hob and cooker hood over, plumbing for dishwasher, plumbing for washing machine, storage pantry with power, double glazed window to rear elevation, double glazed door leading to garden.

First Floor

Landing

Double glazed window to side elevation, loft access,

Bedroom One

12' x 10' 11" (3.66m x 3.33m)

Double glazed window to front elevation, central heating radiator, fitted wardrobes

Bedroom Two

12' x 10' 11" (3.66m x 3.33m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

8' 10" x 7' (2.69m x 2.13m)

Double glazed window top rear elevation, central heating radiator

Bathroom

Bath with mains shower attachment over, low level WC, wash hand basin, heated chrome towel rail, tiling, double glazed window to front elevation, airing cupboard housing boiler

Garage

Up and over door to front, power and light

Outside

To the front of the property tarmac driveway giving off road parking with shrubs & access to rear garden

Landscaped rear garden having slabbed paved patio area, lawned area, various shrubs and borders , brick built store.

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○ Property Images

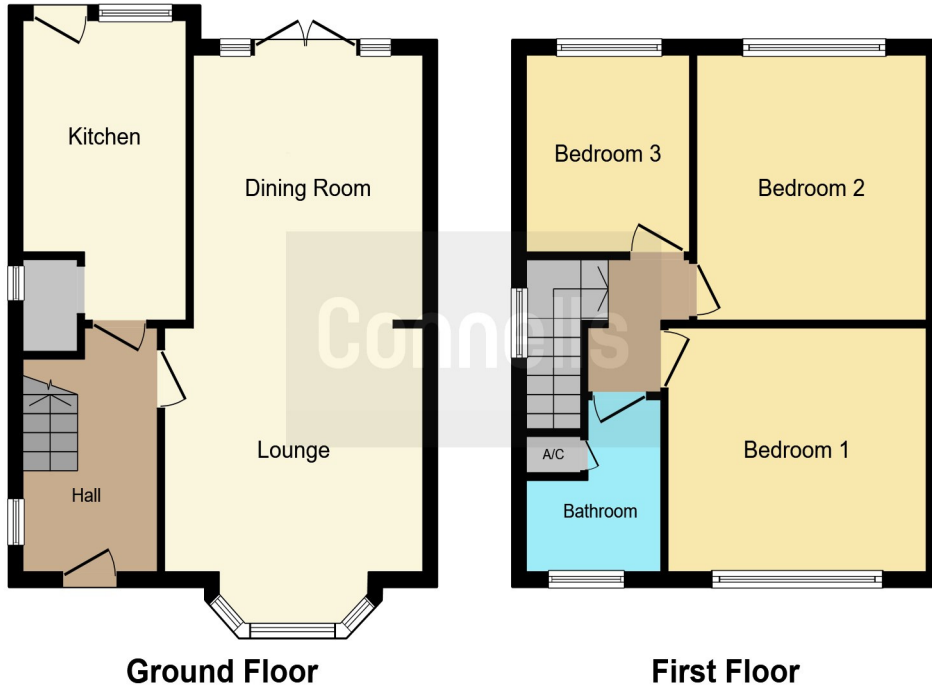
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○ Floor Plan



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

○ Approval

Signature

Date

	Signature	Date
Amy Collett		
Mr A. Lane & Mrs M Lane		