

for sale

offers over **£167,000**



## Buffery Road Dudley DY2 8EA

**\*\* THREE BEDROOM END OF TERRACE SET IN A VERY POPULAR RESIDENTIAL AREA OF DUDLEY WITH NO UPWARD CHAIN \*\*** Briefly comprising of Lounge, kitchen/ Dining area, cellar, two double bedrooms, converted loft room, bathroom & rear courtyard.



# Buffery Road Dudley DY2 8EA

## Lounge

12' 10" x 12' 5" ( 3.91m x 3.78m )

Double glazed door to the front elevation, central heating radiator.

## Kitchen

11' 8" x 11' 8" ( 3.56m x 3.56m )

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit, plumbing for washing machine, tiling, stairs to first floor accommodation, double glazed window to the rear, double glazed door to the rear, door to cellar.





## First Floor

### Landing

Radiator, stairs to second floor.

### Bedroom One

12' 5" x 10' 9" ( 3.78m x 3.28m )

Double glazed window to the front, central heating radiator.

### Bedroom Two

8' 9" x 6' 7" ( 2.67m x 2.01m )

Double glazed window to the rear, central heating radiator.

### Bathroom

Suite to comprise bath with shower over, wash hand basin, low level w.c., part tiling, towel rail, double glazed window to the rear.

## Second Floor

### Bedroom Three

9' 8" x 8' 6" ( 2.95m x 2.59m )

Single glazed window to the rear, central heating radiator. Please Note - restricted head height to this room.

## Outside

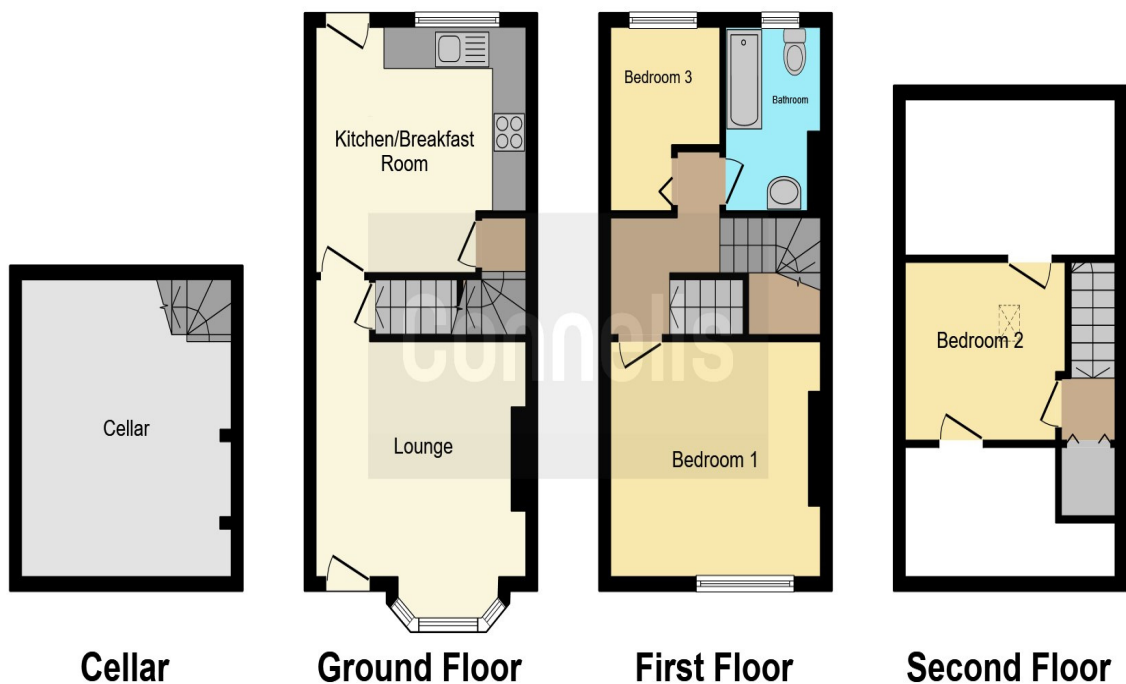
To the front of the property step access to front entrance door, side access leading to communal courtyard garden space with a brick built storage shed.

## Agents Note

Private RIGHT OF WAY. There is a easement on the title, please enquire with the branch.

There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD313416 - 0004

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**view this property online [connells.co.uk/Property/DUD313416](http://connells.co.uk/Property/DUD313416)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)