

for sale

£170,000



Park Road Netherton Dudley DY2 9BY

This traditional terrace features generous living space spread across three levels and is available with no upward chain.

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Lounge

13' 10" x 10' 6" (4.22m x 3.20m)

Entrance door to the front elevation, double glazed bay window to the front elevation.

Inner Lobby

Door to the cellar.

Kitchen Diner

10' 6" x 12' (3.20m x 3.66m)

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, stainless steel sink & drainer, electric oven & gas hob, space for domestic appliances, tiled floor, stairs to first floor accommodation, double glazed window to the rear.

Downstairs Bathroom

Suite to comprise paneled bath, wash hand basin in vanity unit, low level w.c., tiled floors & wall, double glazed window to the side.



First Floor

Landing

Stairs to bedroom one.

Bedroom One

11' 11" x 9' 9" (3.63m x 2.97m)

Double glazed window to the front, built-in cupboard, radiator.

Bedroom Two

10' 7" x 9' 4" (3.23m x 2.84m)

Double glazed window to the rear.

W.C.

Wash hand basin, low level w.c., double glazed window to the front.

Second Floor

Loft Room

13' 9" (max) x 19' 3" (max) (4.19m (max) x 5.87m (max))

Double glazed sky light window to the front elevation, storage into the eaves, central heating radiator. Please Note - restricted head height to this room.

Outside

Rear garden having paved patio yard, gate giving side entry.

Agents Note

Private Right of Way

There is a easement on the title, please enquire with the branch.

We have been advised that Planning Permission & Building Regulations was provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer



To view this property please contact Connells on

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DUDLEY DY1 1NS

Property Ref: DUD314241 - 0003

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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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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