



39 Dumbleberry  
Avenue,  
Dudley,  
DY3 3NL

nick tart

## Key Features

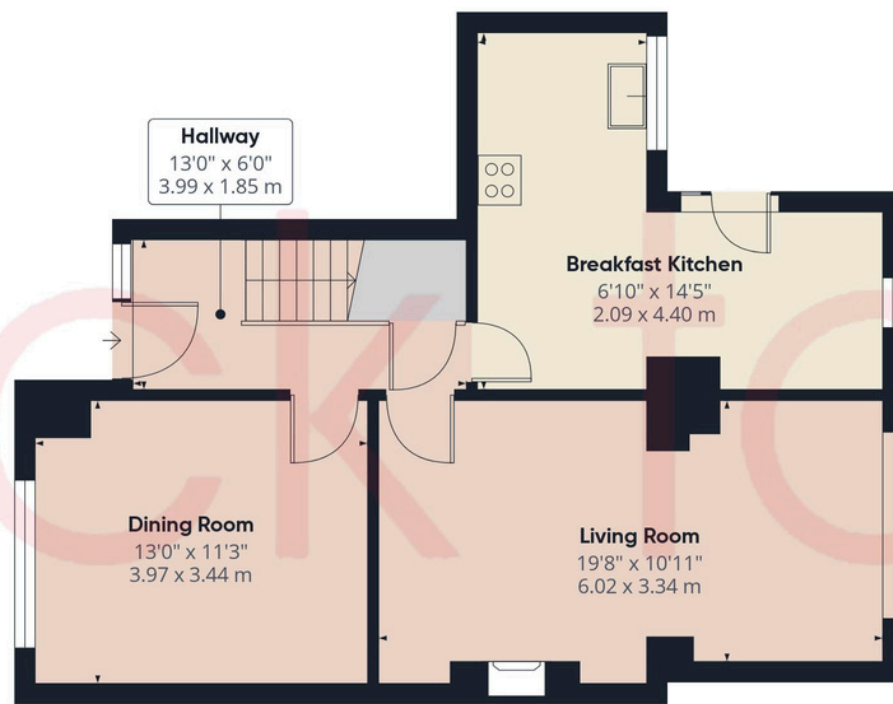
- Generous plot
- Manicured rear garden
- Ample driveway
- Garage store
- Quality fixture & fittings
- Convenient to local shops
- Convenient to Birmingham New Road
- Sought after location

## Contact Us

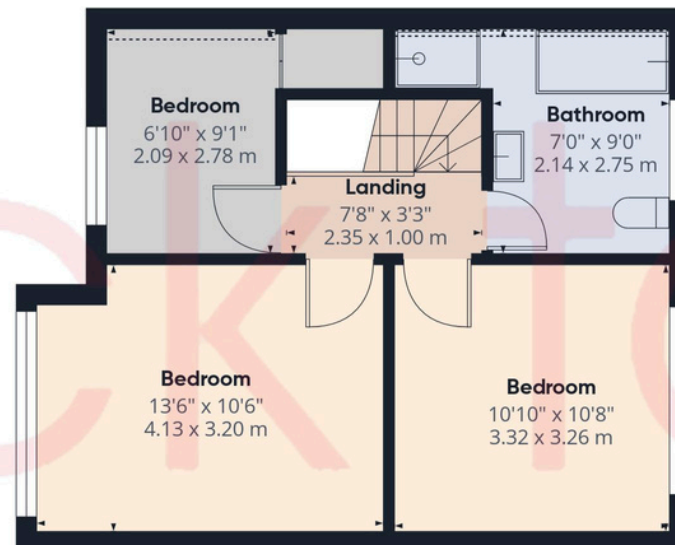
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1030 ft<sup>2</sup>

95.6 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Ground Floor

**Entrance porch** which has UPVC double glazed windows and door plus tiled flooring.

**Entrance hall** which has both UPVC double glazed windows and door with obscure glass, *Karndean* flooring, radiator, understairs storage cupboard and doors too...

**Dining room** which has a gas fire with feature surround, radiator and UPVC double glazed windows to the fore.

**Breakfast kitchen** is of a contemporary style and offers a matching range of wall and base level units with work surfaces over, built in double oven, separate 4 ring gas hob with extractor fan over, plumbing for washing machine, vertical wall attached radiator, dining area, *Karndean* flooring, UPVC style windows and patio door which lead outside.

**Living room** which has gas fire with feature fireplace, radiator and UPVC style double glazed sliding doors which lead outside.



## Outside

To the rear of the property is a manicured garden surrounded by pleasant flower and shrub borders, patio steps leading to the lawn, with further patio steps leading to an additional patio space, a timber garden store and gated access to the front. To the front of the property is a block paved driveway that allows for off road parking.

**Anti Money Laundering & Proceeds of Crime Acts:** To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



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## First Floor

**Landing** has a hatch to the roof space and doors too...

**Bedroom** which has inset storage cupboards, radiator and UPVC double glazed windows to the fore.

**Bedroom** which has matching 'His & Hers' wardrobes, radiator and UPVC double glazed windows to the fore.

**Bedroom** which has fitted wardrobes with overhead storage and matching dressing table, radiator and UPVC double glazed windows to the rear.

**Bathroom** which has a suite comprising of shower, sunken bath, wash hand basin with mixer tap and vanity unit under, WC, heated towel rail, inset spot lighting, tiled flooring, part tiled walls and UPVC double glazed windows with obscure glass to the rear.



### EPC: TBD

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – **Band D** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

#### Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.





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