



239 NEW BIRMINGHAM ROAD
DUDLEY, DY2 7SA

OFFERS IN THE REGION OF £165,000
FREEHOLD

NO ONWARD CHAIN - CASH BUYERS - Two bedroom detached bungalow requiring a scheme of modernisation. The property offers potential for extension subject to relevant planning and building consents and is in an ideal location for commuting with direct road links to Birmingham, Wolverhampton, Dudley and the motorway network. Driveway, mature rear garden, living room, breakfast kitchen, two bedrooms and bathroom.



239 NEW BIRMINGHAM ROAD

- CASH BUYERS • NO CHAIN • REQUIRES MODERNISATION • GENEROUS REAR GARDEN • POTENTIAL FOR EXTENSION SUBJECT TO PLANNING AND BUILDING CONSENT



APPROACH

The property is approached via a driveway providing off road parking for several vehicles and access to a car port.

ENTRANCE PORCH

HALLWAY

Storage heater, loft access hatch.

LIVING ROOM

14'11" into bay x 11'7"

Double glazed bay window, storage heater, feature fireplace.

BREAKFAST KITCHEN

12'3" x 7'11"

Double glazed window to the rear, range of fitted wall, drawer and base units with roll edge work surfaces above incorporating a sink and drainer unit with mixer tap. Doorway to rear garden.

BEDROOM ONE

12'3" x 10'11"

Double glazed window to the front, storage heater.

BEDROOM TWO

9'5" x 12'4" max 7'5" min

Double glazed window to the rear

BATHROOM

Double glazed obscure window to the rear, coloured suite comprising panelled bath, close coupled w.c. and pedestal wash hand basin.

REAR GARDEN

To the rear of the property is a most attractive tiered garden offering a pleasant rear outlook.

COUNCIL TAX

Dudley Council - Tax Band C

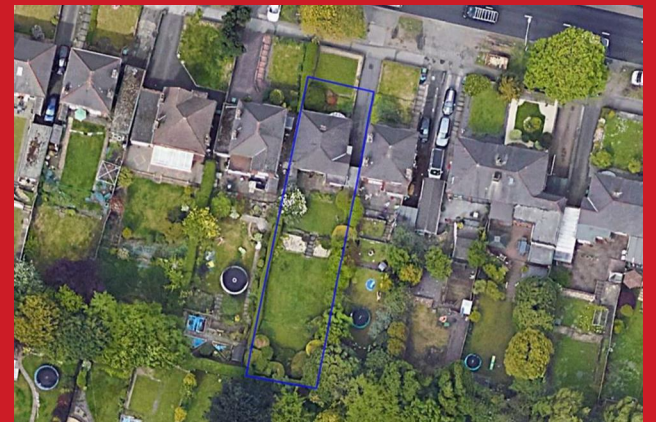
SERVICES

The agent understands that mains electricity, water and drainage are available.

TENURE

The property is Freehold.

239 NEW BIRMINGHAM ROAD



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements