



37 GIBBONS HILL ROAD
DUDLEY, DY3 1QG

OFFERS IN THE REGION OF £165,000

NO CHAIN - Three bedroom semi-detached home in a popular residential location with generous gardens to the rear. Requiring a scheme of modernisation and refurbishment, the property comprises entrance hall, living room, sitting room, kitchen, ground floor w.c. three bedrooms and bathroom.



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• NO CHAIN • REQUIRES

MODERNISATION • POPULAR LOCATION • THREE
BEDROOMS • LARGE REAR GARDEN • LIVING
ROOM • SITTING ROOM • GROUND FLOOR W.C.



ENTRANCE HALL

Staircase to the first floor landing.

LIVING ROOM

14'7" x 10'9"

Double glazed window to the front.

SITTING ROOM

10'0" x 9'0"

Double glazed window to the rear.

KITCHEN

10'0" max x 8'8"

Double glazed window to the rear, sink, pantry and doorway to the side lobby.

SIDE LOBBY

Doors to the front and rear gardens, useful store room and w.c.

W.C.

Low level w.c.

FIRST FLOOR LANDING

BEDROOM ONE

Double glazed window to the rear.

BEDROOM TWO

Double glazed window to the front.

BEDROOM THREE

Double glazed window to the front.

BATHROOM

Double glazed, obscure window to the rear, low level w.c. pedestal with hand basin and panelled bath.

REAR GARDEN

To the rear of the property is a large mature garden requiring attention.

COUNCIL TAX

Dudley Council - Tax Band B

SERVICES

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

PARKING

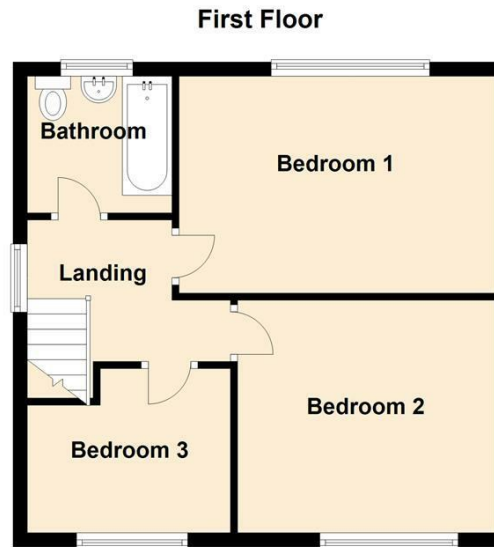
The agent understands that there is no allocated parking for the property.

OTHER INFORMATION

The agent understands that a grant of probate is outstanding.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		84
	40	



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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