

# **BK & K** Bloore King & Kavanagh

Sales & Lettings



**20 Double Row**  
Dudley, DY2 9LL

**Offers In The Region Of £269,500**

## The Property

A fantastic opportunity to purchase this spacious beautifully presented extended THREE BEDROOM semi detached property.

This wonderful family home has gas central heating, double glazing and comprises: porch, spacious lounge, wonderful kitchen diner with the added benefit of a lovely cozy snug at the end with french doors overlooking the beautiful gardens and a downstairs WC/Utility room. To the first floor are three good size bedrooms and with an ensuite shower room to the master, family bathroom and garage.

To the front of the property is a substantial block paved driveway providing off road parking for several cars and entrance to the garage. To the rear is a stunning landscaped garden laid to lawn with patio seating area, raised decking with planted borders and covered BBQ area. EPC: C Council Tax Band: B

## Entrance Hall

Door to the front and windows to the front & side.

## Lounge

5.18m x 4.04m (16'11" x 13'3" )

Measurements to widest point. Bow window to the front and stairs rising to first floor.

## Fitted Kitchen/Diner

5.64m x 3.20m (18'6" x 10'5" )

A beautifully appointed kitchen featuring a lovely range of wall and base units with work surfaces over, sink & drainer unit, electric oven & electric hob with cooker hood over, space for domestic appliances and two windows to the rear overlooking that gardens.

## Snug Area

3.28m x 2.97m (10'9" x 9'8" )

A wonderful cosy snug area with doors and window overlooking the beautifully landscaped gardens. Archway leading to kitchen diner.

## Utility Room

1.91m x 1.70m (6'3" x 5'6" )

Work surfaces, space and plumbing for washing machine and dryer. Low level WC and wash hand basin. Window to the front.

## Landing

Access to the loft space.

## Bedroom One

5.18m x 3.05m (16'11" x 10'0" )

Window to the front.

## En-suite

A three piece suite comprising: shower cubicle, wash hand basin, low level WC, extractor fan and window to the rear.

## Bedroom Two

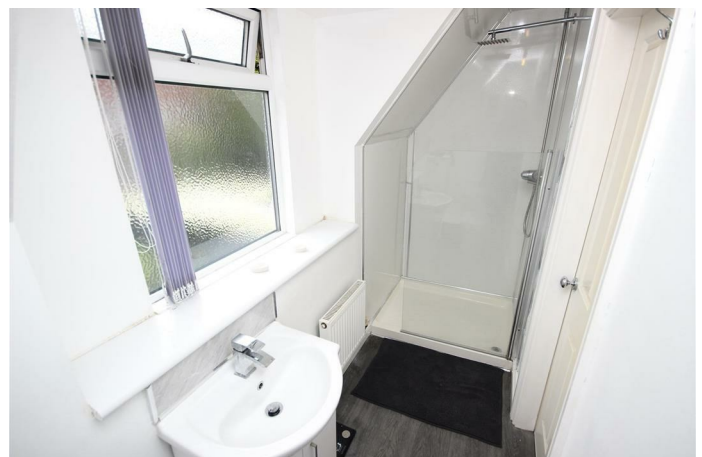
3.28m x 2.97m (10'9" x 9'8" )

Window to the rear and fitted wardrobes.

## Bedroom Three

3.96m x 3.40m (12'11" x 11'1" )

Window to the front. Loft access.



## Bathroom

A three piece suite comprising: panelled bath, wash hand basin, low level WC, heated chrome towel rail and extractor fan.

## Garage

7.16m x 4.19m (23'5" x 13'8")

Door to the front, door to side, power and light.

## Outside

Front: To the front of the property is a substantial block paved driveway providing off road parking for several vehicles.

Rear: A beautifully landscaped rear garden laid to lawn with patio seating area and featuring a further raised decking and covered BBQ area. Mature planting.

## Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





**Ground Floor**



**First Floor**

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