



Bloore King & Kavanagh

Sales & Lettings



4 Thoresby Croft
Dudley, DY1 3DQ

Offers Around £189,950

Property Description

A well presented two bedroom modern terraced home which benefits from gas central heating and double glazing throughout. Situated in a sought after cul-de-sac location.

Briefly offering: entrance hall, lounge with feature fireplace, fitted kitchen, landing, two bedrooms and a family bathroom. Garden available to the rear, with off road parking to front.

Offering no upward chain and available to view immediately. EPC - C / CT - B

Entrance Hall

Door to front and stairs to first floor.

Lounge

4.5m x 2.99m (14'9" x 9'9")

Window to front. Electric fire with surround and built in storage cupboard. Laminate flooring.

Fitted Kitchen/Breakfast Room

3.9m x 2.34m (12'9" x 7'8")

Window and door to rear. Good range of eye and low level units incorporating: stainless steel sink and drainer, gas hob with extractor over, electric oven, space and plumbing for a washing machine. Gas boiler.

Landing

Doors to all rooms.

Bedroom One

2.82m x 3.91m at widest point (9'3" x 12'9" at widest point)

Window to front and built in wardrobes. Airing cupboard.

Bedroom Two

3.46m x 2.35m (11'4" x 7'8")

Window to rear. Laminate flooring.

Bathroom

2.36m x 1.76m (7'8" x 5'9")

Window to rear. Three piece suite comprising: panelled bath with shower and curtain over, vanity unit wash hand basin and low level WC.

Gardens

FRONT: Off road parking available to the front via a tarmacked driveway.

REAR: Laid to lawn with patio area and garden shed.

Freehold

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



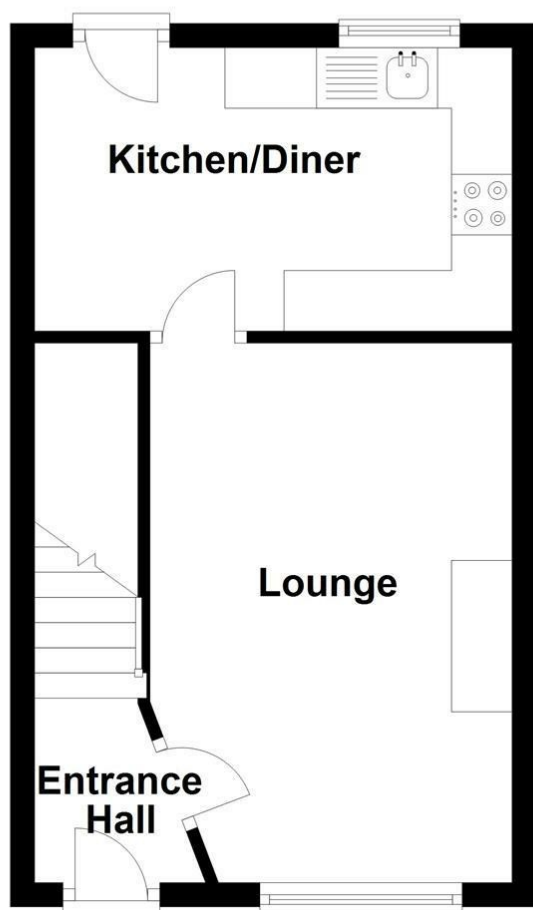
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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**

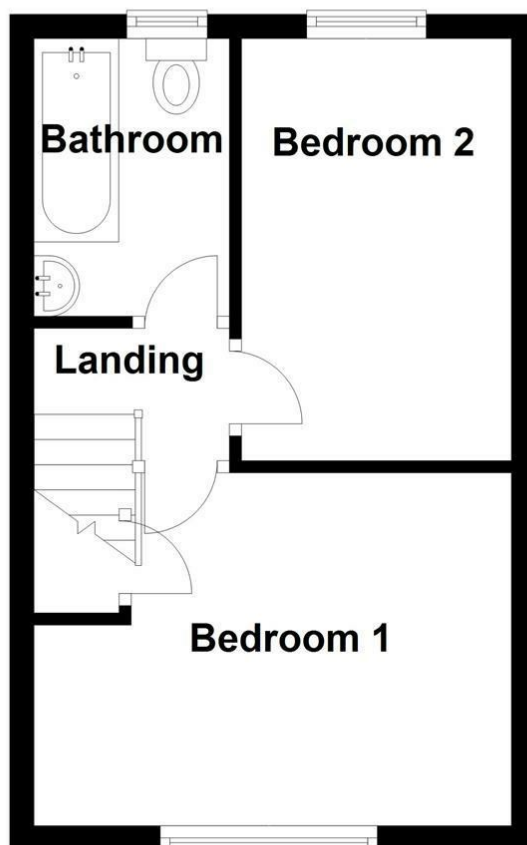
FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some 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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