



30 Scotts Green Close
Dudley, DY1 2DU

Offers In The Region Of £285,000

A beautifully presented and laid out TWO DOUBLE BEDROOM detached bungalow in close proximity to Russell Hall Hospital, local amenities and transport.

This lovely home benefits from gas central heating, double glazing and briefly offers: entrance hall, lounge diner, beautiful fitted kitchen breakfast room with INTEGRATED APPLIANCES, utility area, two double bedrooms and a lovely fitted shower room.

To the front of the property is off road parking leading to the garage and a well maintained garden. To the rear is a stunning landscaped south east facing garden laid to lawn with patio area and mature planting. Council Tax D, EPC D



Entrance Hallway

1.2m x 5.98m (3'11" x 19'7")

Door to front, access to partially boarded loft space with ladder. Laminate flooring.

Lounge Dining Room

5.72m x 3.61m (18'9" x 11'10")

Window to front and side. Wall mounted electric fire. Coving.

Kitchen Breakfast Room

5.72m x 3.02m at widest point (18'9" x 9'10" at widest point)

Window to front and side. Good range of eye and low level unit incorporating: stainless steel sink and drainer, Electric hob with extractor over, integrated electric oven/grill, microwave, fridge freezer and dishwasher. Ideal gas boiler.



Bedroom One

3.59m x 3.22m (11'9" x 10'6")

Window to rear and coving.

Bedroom Two

3.59m x 3.04m at widest point. (11'9" x 9'11" at widest point.)

Window to rear and coving



Shower Room

1.77m x 2.34m (5'9" x 7'8")

Window to side. Three piece suite comprising: Double shower cubicle with main fed shower, vanity unit wash hand basin and low level WC.

Rear Entry

1.27m x 3.54m (4'1" x 11'7")

Access to garden and garage.

Garage

4.57m x 2.5m (14'11" x 8'2")

Door to rear and side front security door. Gas and electric meters. Consumer unit.



Utility Area

2.48m x 1.29m (8'1" x 4'2")

Window to rear. Plumbing for a washing machine and recess for an under counter appliance.

Outside

Connected Person

Please be aware that this property is owned by a relative of an Employee/Director of Bloore King and Kavanagh.

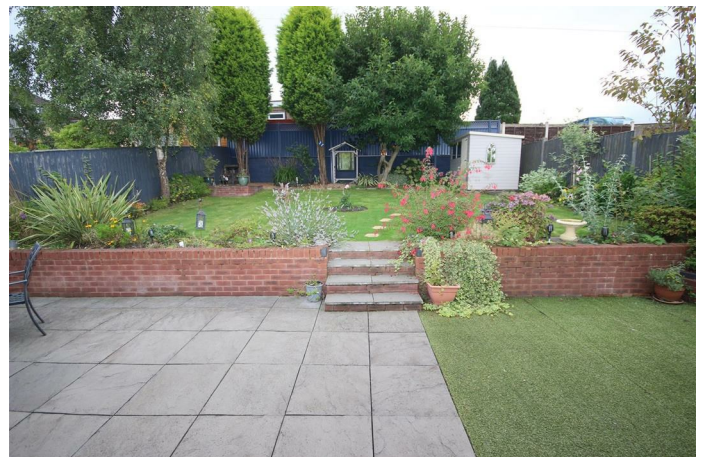
Freehold

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



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