



54 Withymoor Road
Dudley, DY2 9LA

Offers In The Region Of £295,000

The Property

A beautifully presented modern and contemporary TWO DOUBLE BEDROOM detached bungalow situated on a good size plot offered for sale with NO UPWARD CHAIN.

The property has gas central heating, double glazing and briefly offers: porch, entrance hall, lounge with feature fireplace, fitted breakfast kitchen, rear hall, shower room and two double bedrooms both with storage.

To the front of the property is a garden and off road parking leading to the garage. A side access gate leads to the rear garden laid to lawn with patio area and shed. EPC TBA Council Tax Band C. NO CHAIN.

Porch

UPVC doors to front.

Entrance Hall

Door to cupboard with window and wall mounted boiler. Coving and laminate flooring. Door to:

Lounge

Window to front. Gas fire with marble surround. Coving and laminate flooring. Two wall lights and two ceiling lights.

Breakfast Kitchen

Window and door to side. Larder cupboard with shelving. Lovely range of eye and low level units incorporating; 1 1/2 bowl stainless steel sink and drainer, electric hob with extractor over, eye level oven, integrated fridge freezer and washing machine. Breakfast bar.

Rear Hall

Doors to bedrooms and shower room. Access to partially boarded loft space.

Bedroom One

French doors to garden. Fitted wardrobes.

Bedroom Two

Window to rear. Fitted wardrobes and storage.

Shower Room

Window to side. Three piece suite comprising: corner shower cubicle, vanity unit wash hand basin and low level WC. Chrome heated towel rail. Laminate flooring.

Garage

Front opening doors and rear access door.



Outside

FRONT: Tarmac driveway with parking for several vehicles. Planted garden to front and side, with access gate.

SIDE: Graveled garden with wooden shed.

REAR: Tiered garden with patio area, area laid to lawn, raised bed and further seating area with shed.

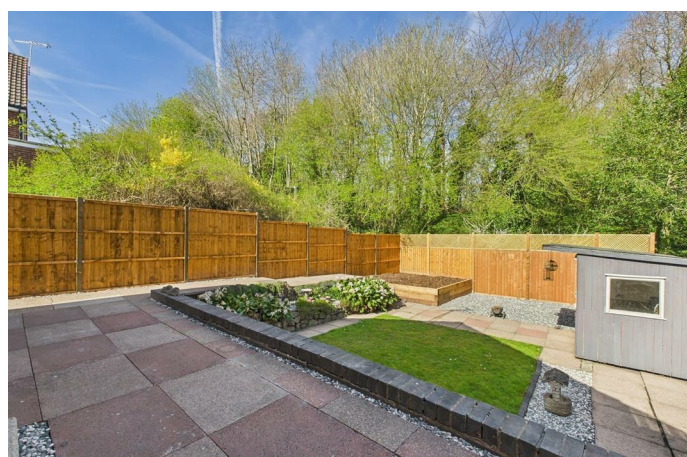
Tenure

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.

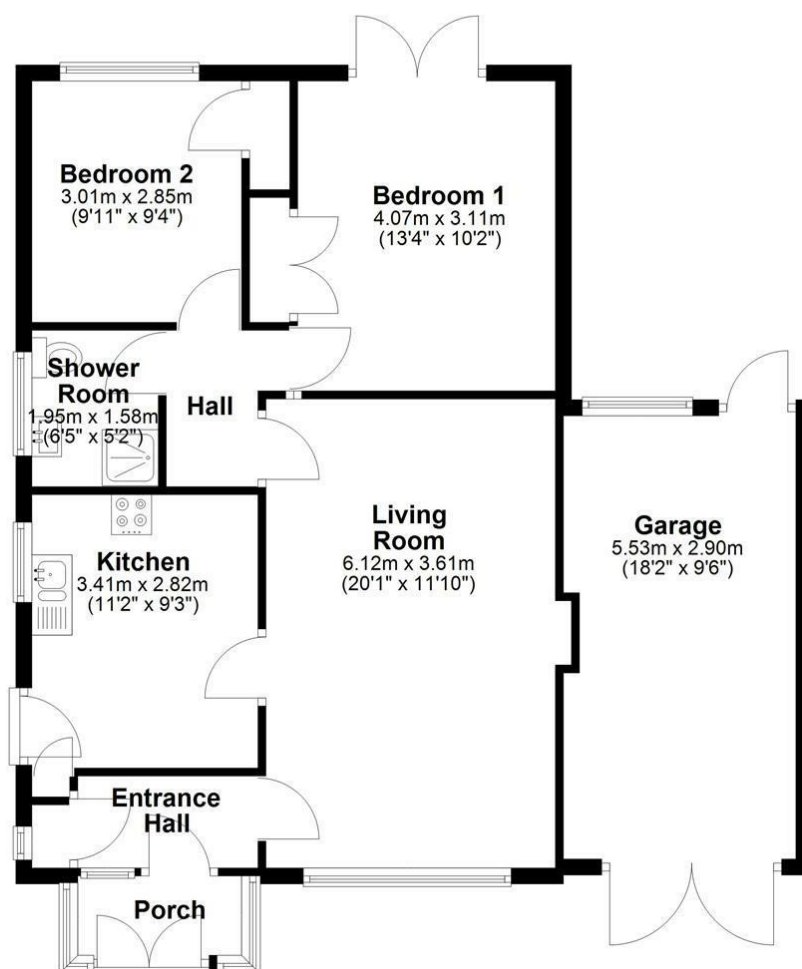
Brochure Declaration

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



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