



92 Parkes Hall Road
Dudley, DY1 3RW

Offers In The Region Of £229,950

The Property

Offered with NO UPWARD CHAIN is this very well presented THREE BEDROOM end terrace property with private driveway and ensuite master bedroom.

This lovely family home is set over three floors and has just received a light refurbishment by the current owner with new carpets, décor and refreshed bathrooms and kitchen. The house benefits from gas central heating, double glazing and briefly comprises: entrance hall, kitchen, lounge/diner, downstairs WC, two double bedrooms to the first floor with family bathroom and a master bedroom with ensuite shower room to the second floor.

To the rear of the property is an enclosed garden with rear access gate. To the side of the house is a private driveway providing off road parking. EPC: C Council Tax Band: B NO CHAIN.

Location

The property is situated in Parkes Hall Road on the outskirts of Dudley and Sedgley. The postcode is within the Upper Gornal & Woodsetton ward/electoral division. There are plenty of amenities, schools shops and transport links all within easy reach giving access to both towns along with Wolverhampton and Birmingham.

Entrance Hall

Door to front. Doors to lounge, kitchen and cloakroom. Stairs to first floor.

Cloakroom

Window to front. Two piece suite comprising: low level WC and hand basin.

Kitchen

1.74m x 3.32m (5'8" x 10'10")

Window to front. Range of eye and low level units incorporating: stainless steel sink and drainer, integrated electric hob with extractor over and integrated electric oven beneath. Space and plumbing for a washing machine and space for a fridge freezer.

Lounge Diner

3.88m x 5.21m (12'8" x 17'1")

Measured at widest point (narrows to 1.73m)

Double french doors lead to the garden.

First Floor Landing

Doors to bathroom and bedrooms two and three.

Bedroom Two

3.91m x 3.32m (12'9" x 10'10")

Window to the rear.

Bedroom Three

3.87m x 3.13m (12'8" x 10'3")

Measured at widest point.

Two windows to the front.

Family Bathroom

2.01m x 1.79m (6'7" x 5'10")

A three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC. Laminate floor.

Second floor landing

Door to Bedroom One.



Master Bedroom

2.93m x 3.84m (9'7" x 12'7")

Measured into Dormer.

Dormer window to the front. Built in wardrobe/store

Ensuite Shower Room

1.92m x 2.01m (6'3" x 6'7")

A three piece suite comprising: corner shower cubicle, low level WC and pedestal wash hand basin. Laminate floor.

Outside

FRONT: Block paved frontage with steps to front door.

SIDE: Paved private driveway (Accessed via the estate shared driveway)

REAR: A fully enclosed low maintenance gravelled garden with rear access gate.

Tenure

We are advised by the vendor that the property is freehold. The rear driveway for the property is accessed via the estate shared driveway

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.

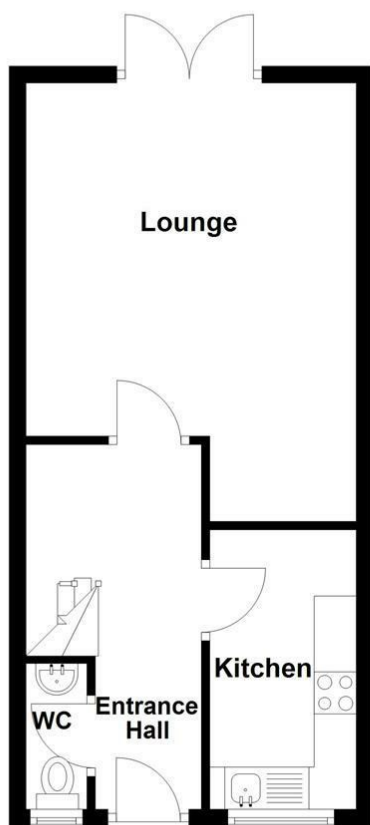
However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification 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.

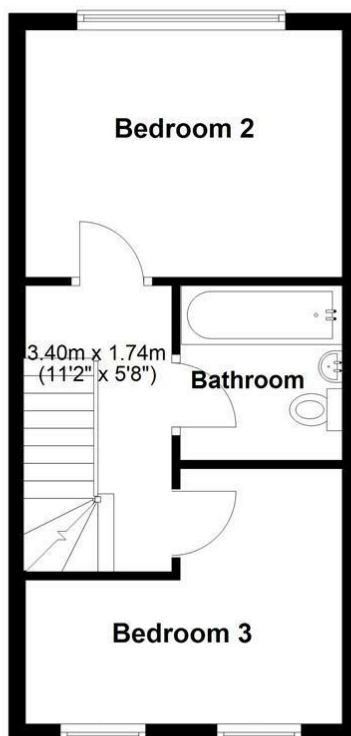
Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your 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.



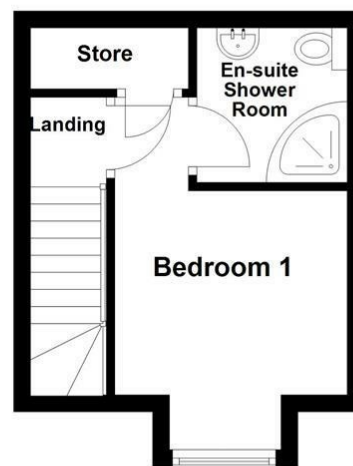
Ground Floor



First Floor



Second Floor



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