



3 Bradfield Way
Dudley, DY1 4FD

Offers Over £195,000

Property Description

Bloore King & Kavanagh Ltd are pleased to present this beautifully, recently refurbished, two bedroom end terraced style property. Close to the Birmingham New Road and convenient amenities, and in an ideal catchment area for sought after local primary schooling.

Benefitting from recent redecoration and newly fitted carpets throughout, this property is briefly comprising of; entrance hall, downstairs WC, fitted breakfast kitchen, lounge, landing, three bedrooms and upstairs family bathroom. Gas centrally heated and double glazed throughout.

There is a rear, enclosed courtyard with relevant side entry and a spacious driveway to the front, offering off road parking for two vehicles comfortably.

Move in ready and ready to view immediately. Offering no further upward chain. EPC - C / CT Band - B

Approach

Block paved driveway to front offering off road parking for up to two vehicles. Side access available.

Entrance Hall

Stairs to first floor accommodation. Doors to downstairs WC, fitted kitchen and lounge. Security alarm system installed.

Downstairs Wc

Two piece suite comprising of; low level flush WC and pedestal wash hand basin.

Fitted Kitchen

Window to front. Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in four ring gas hob with extractor over, built in electric oven/grill, built in fridge freezer, integral dishwasher and an integral washing machine. Partly tiled walls and vinyl flooring. Ideal combi boiler installed within wall cupboard.

Lounge

French patio doors opening to rear. Understairs storage cupboard available.

Landing

Loft access available. Doors to all upstairs rooms.

Bedroom One

Windows to rear.

Bedroom Two

Window to front. Built in over stairs storage.



Bathroom

Three piece bathroom suite comprising of; paneled bath with electric shower unit over, pedestal wash hand basin and low level flush WC. Heated towel rail installed. Fully tiled walls and vinyl flooring. Built in extractor.

Rear Courtyard

Slabbed throughout with shale chippings centrally laid. Shed installed and side access available.

Freehold

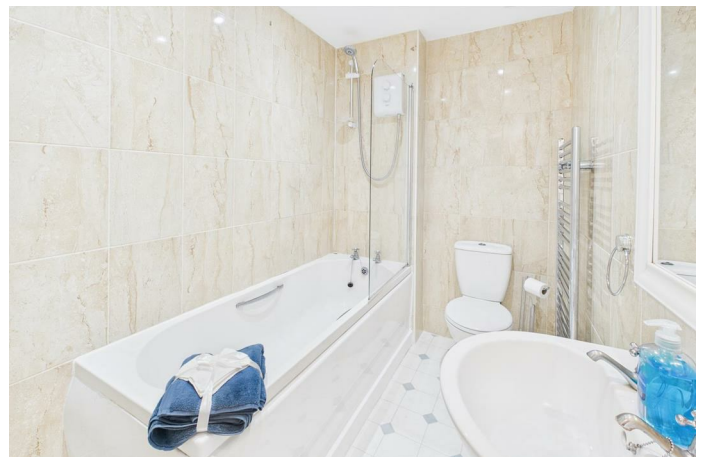
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

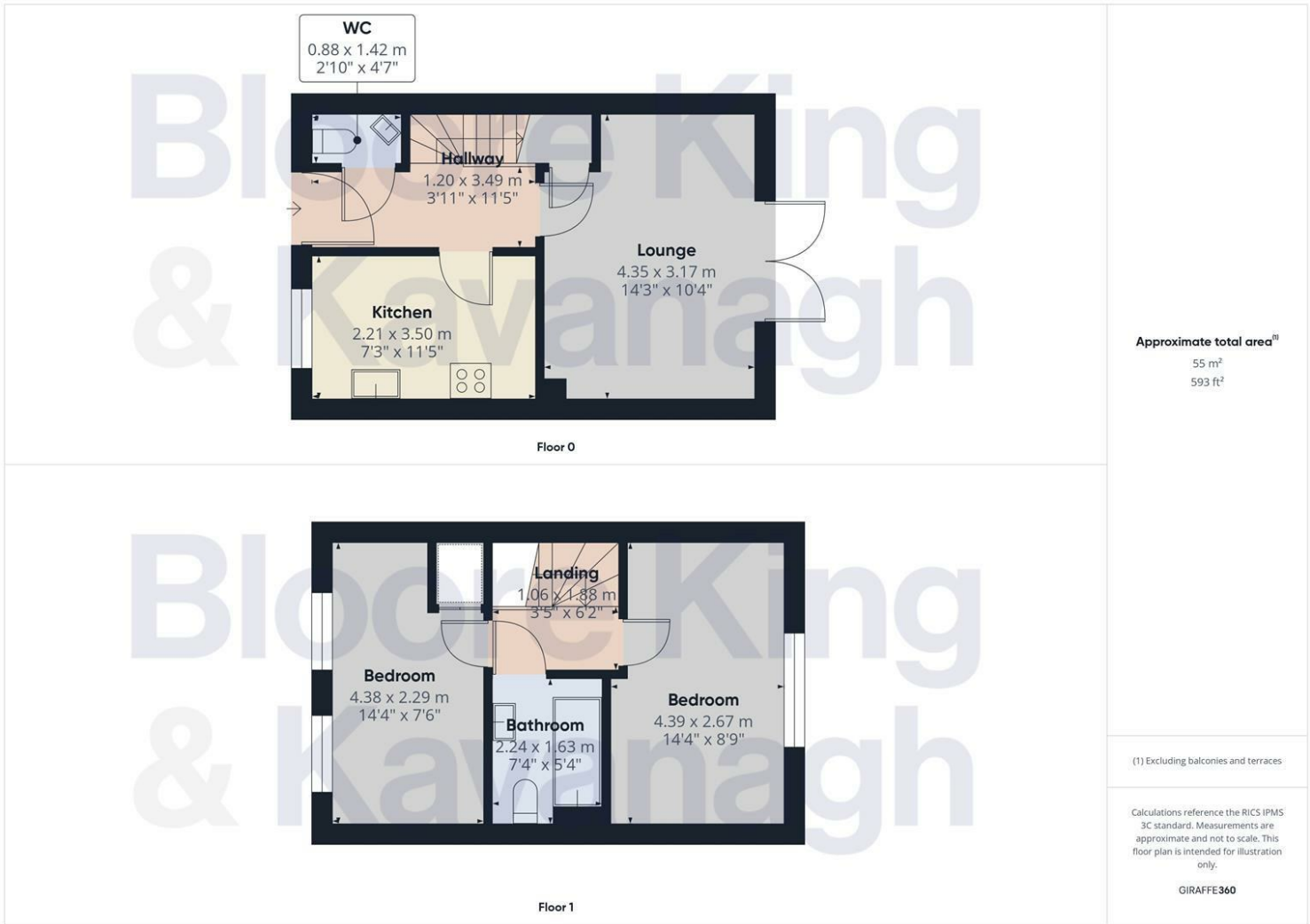
To view the schedule of any restrictive covenants outlined in the Title register, please contact the office on 0121 5504151.

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.





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