



# Bloore King & Kavanagh

Sales & Lettings



**196 Saltwells Road**  
Dudley, DY2 0BL

**Offers In The Region Of £210,000**



## Property Description

A very well presented three bedroom end of terrace property which has been lovingly updated by the current owners. The fantastic property benefits from gas central heating and double glazing

This lovely family home briefly comprises: Porch, entrance hall with under stairs cupboard, lounge, fantastic dining kitchen with integrated appliances and French doors to the garden, two double bedrooms with fitted wardrobes to the master, a box room and a refitted shower room with double shower cubicle.

To the front of the property is a block paved driveway and side access gate and to the rear and good size garden laid to lawn with rear access. CT - B, EPC - D.

## Porch

UPVC door to front and original wooden door to

## Entrance Hall

Welcoming entrance hall with original varnished wood doors and staircase. Dado rail. Under stairs cupboard housing Worcester gas combi boiler and fuse box. Alarm and Telephone point. Laminate flooring

## Lounge

3.47m x 4.01m (11'4" x 13'1" )

At widest points. Bay window to front, TV and telephone points, laminate flooring and inset spotlights.

## Fitted Kitchen Diner

5.24m x 3.32m (17'2" x 10'10" )

L shape. A beautifully appointed Kitchen with French doors to the garden and side window. With a fantastic range of eye and low level units incorporating: stainless steel sink and drainer, integrated, fridge freezer, dishwasher, washing machine and tumble dryer. Five ring gas hob with stainless steel extractor over and electric oven.

## Landing

Window to side and access to partially boarded loft with ladder.

## Bedroom One

3.47m x 3.35m (11'4" x 10'11" )

Window to front. Range of fitted wardrobes.

## Bedroom Two

Window to rear.

## Bedroom Three

2.00m x 1.65m (6'6" x 5'4" )

Window to front.





## Shower Room

1.63m x 2.25m (5'4" x 7'4" )

Window to rear. Very well appointed shower room incorporating: fully tiled double shower cubicle, vanity unit wash hand basin and low level WC. Shaver point. Fully tiled walls and tiled flooring.

## Outside

FRONT: Block paved driveway with side access gate.

REAR: Good size rear garden laid mainly to lawn with patio area and two garden sheds. Rear access and garage base.

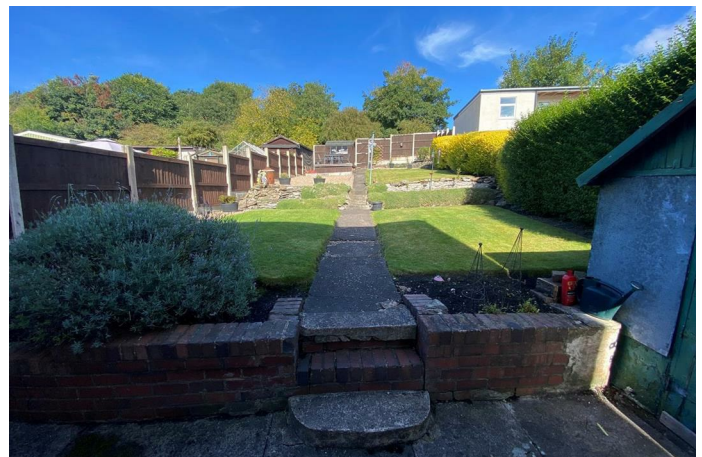
## Freehold

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.

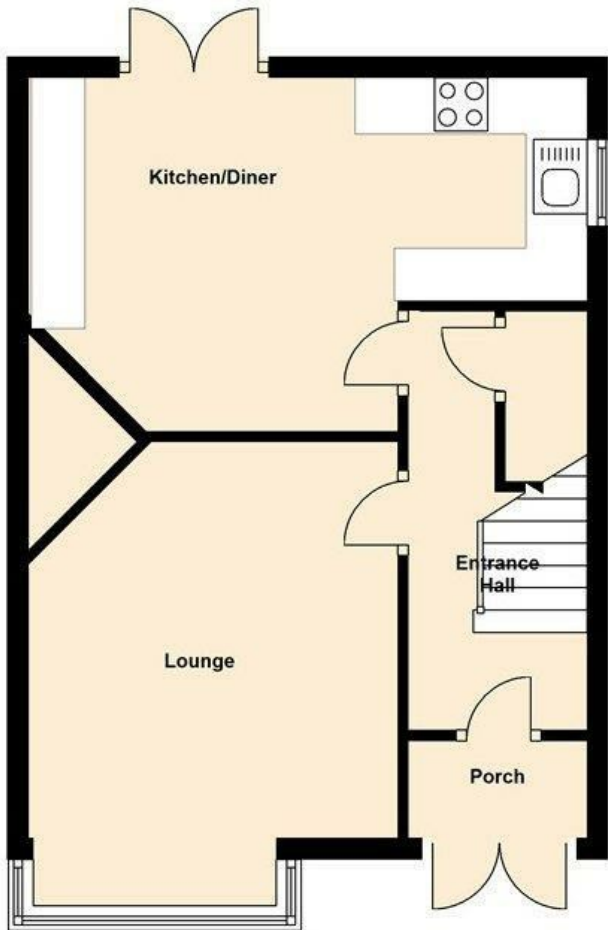
## Brochure Declaration

**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.

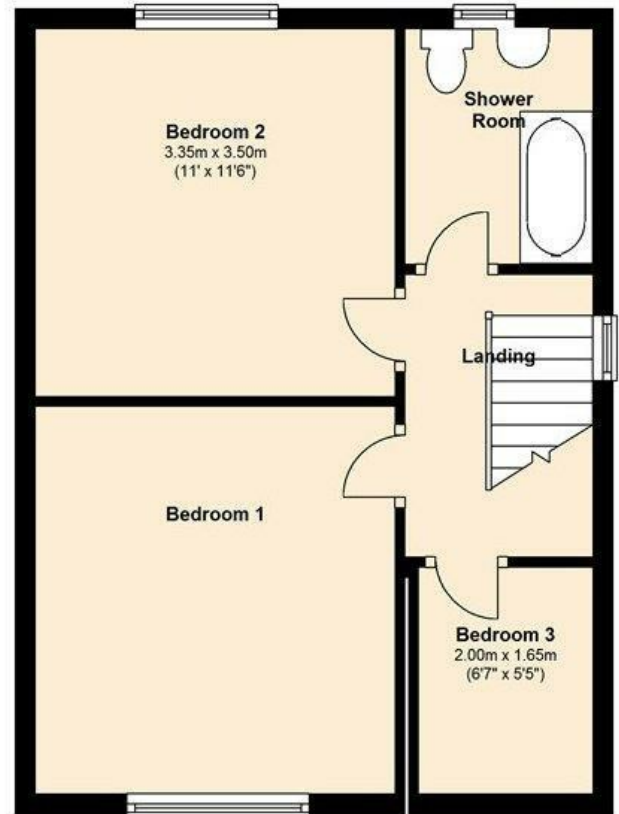
**PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. 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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