

# PTN Estates

Residential Sales & Lettings



20 Jews Lane, , Dudley, DY3 2AB

£260,000

Nestled on the charming Jews Lane in Dudley, this delightful detached bungalow offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The large lounge serves as the heart of the home, providing a welcoming atmosphere for relaxation and entertaining. Its generous size allows for various furniture arrangements, making it a versatile space for both quiet evenings and lively gatherings.

The rear garden is a true gem, offering a private outdoor retreat where one can enjoy the fresh air, host summer barbecues, or simply unwind amidst nature. It presents an excellent opportunity for gardening enthusiasts or families with children who wish to play outside.

Additionally, the property features a garage, providing secure parking and extra storage space, which is always a valuable asset.

This bungalow is not only a comfortable living space but also a wonderful opportunity to enjoy the peaceful surroundings of Dudley. With its appealing features and prime location, this property is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely bungalow your new home.

**Approach**  
Set back from the road via a block paved driveway leading to the upvc front door and access to the garage

**Entrance Hall 1.5 x 1.4**  
Complete with UPVC double glazed door with obscured window, gas central heated radiator and ceiling light point

**Kitchen 2 x 3.9**  
Complete with wall and floor units, complementary tiling, sink with draining board, gas hob, double oven, ceiling light point, gas central heated radiator and UPVC double glazed windows to front and side elevation

**Lounge 3.7 x 5.8**  
Complete with two gas central heated radiators, two ceiling light points and UPVC double glazed window to front elevation

**Hallway 0.8 x 5.2**  
Complete with double gas central heated radiator, two ceiling light points, loft access hatch and UPVC door to rear elevation

**W.C 1.9 x 0.9**  
Complete with obscure window to side elevation, ceiling light point, low flush WC in vanity unit and wall mounted basin

**Shower Room 1.9 x 1.8**  
Complete with fully tiled walls, obscure window to side elevation, spotlights, shower enclosure with electric shower and head, sink set in vanity unit and double gas central heated radiator

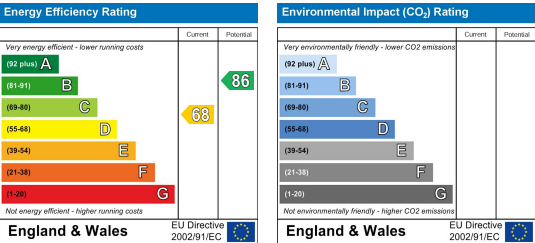
**Bedroom 1 2.7 x 4.9**  
Complete with double gas central heated radiator, two ceiling light points and UPVC double glazed window to rear elevation

**Bedroom 2 5 x 2.2**  
Complete with built-in wardrobes, two ceiling light points, double gas central heated radiator and UPVC double glazed window to rear elevation

**Bedroom 3 1.9 x 2.5**  
Complete with obscured window to side elevation, gas central heated radiator and ceiling light point

**Garage 4.7 x 2.5**  
Located to the side of property and complete with up and over door, ceiling light point, electricity and door to rear garden

All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £25+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency  
We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.