

PTN Estates

Residential Sales & Lettings



158B Attingham Drive, , Dudley, DY1 3HY

£700 PCM

This impressive end of mews house is conveniently situated close to the town center and all local amenities. Comprising of one double bedroom with fitted wardrobes and shower room to the ground floor To the first floor, a superbly spacious lounge with a combined fitted kitchen area with built in oven and hob, mezzanine area The lounge is further enhanced by a delightful balcony enjoying the views of the field Benefits include gas central heating and UPVC double glazing Outside to the front is a storage cupboard and to the rear is an allocated parking space

No Pets

Council Tax A

Hallway

Entrance through into a spacious hallway, with wood effect flooring, ceiling light point and gas central heating radiator. Stairs lead to the first floor and doors to the shower room and bedroom

Bedroom 2.73 x 4.17

With UPVC double glazing to the front and side elevation, gas central heating radiator, ceiling light point and fitted wardrobes with over head storage

Shower Room 1.95 x 2.15

Located to the rear of the property with wood effect flooring and comprising of a white suite that consists of a close coupled W.C, pedestal wash hand basin, tasteful tiled splash back and shower cubical with Triton shower. (I am informed by the present owner that the cubical is being replaced) Benefits include gas central heating radiator, ceiling light point and extractor fan.

Combined Lounge With Kitchen 3.77 x 4.81 maximum 3.77 minimum

This wonderful spacious area which oozes natural light benefits from two gas central heating radiators, two ceiling light points, UPVC double glazing to the front and side elevation in addition to UPVC double glazed French doors that lead to a delightful balcony. The boiler is located within a built in cupboard and is controlled by a 'Hive' system.

Kitchen Area

This splendid fitted kitchen area, comprises of light oak base and wall units, marble effect rolled edge work top, coordinating tiled splash back and circular stainless steel effect sink unit with mixer tap. Benefits include a fitted breakfast bar, AEG electric oven and Zanussi extractor hood. A fixed metal ladder leads to the mezzanine

Mezzanine 4.80m x 1.24m

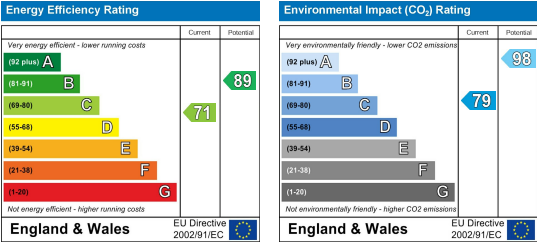
This amazing extra space has so many possibilities, an office is certainly one of them

Balcony

This delightful balcony enjoys views of shrubbery and trees with a green area beyond

Allocated Parking

There is one allocated parking space, located to the rear of the property as you approach the end of Attingham Drive



GROUND FLOOR



FIRST FLOOR

Made with Metaplan 10/01/10

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 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.