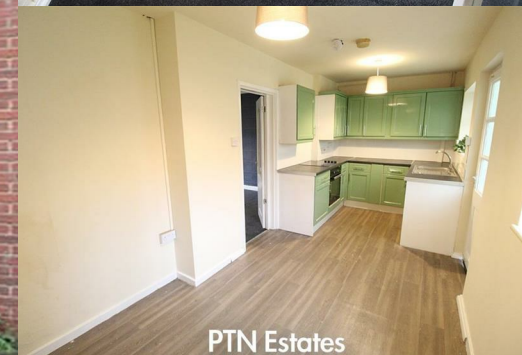


PTN Estates

Residential Sales & Lettings



36 Nith Place, , Dudley, DY1 3BH

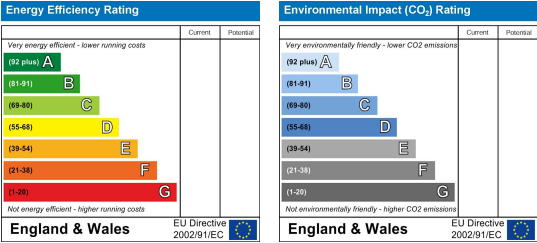
£900 PCM

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for small families or couples seeking a cosy home. The spacious lounge and dining area provide an inviting space for relaxation and entertaining, while the modern kitchen, equipped with an oven and hob, is perfect for culinary enthusiasts.

The property boasts a conservatory, which adds an extra dimension to the living space, allowing for an abundance of natural light and a lovely view of the delightful rear gardens. The ground floor bathroom is practical and well-appointed, complemented by an additional WC on the first floor for added convenience.

Gas central heating and UPVC double glazing ensure that the home remains warm and energy-efficient throughout the year. Outside, the charming rear gardens offer a peaceful retreat, perfect for enjoying the outdoors, while the driveway provides off-road parking, a valuable asset in this area.

This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood with easy access to local amenities and transport links. With its appealing features and comfortable living spaces, this house is sure to attract interest. Do not miss the chance to make this lovely home your own.



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.