

PTN Estates

Residential Sales & Lettings



171 Cradley Road, , Dudley, DY2 9TF

£265,000

Located on Cradley Road in Dudley, this charming detached family home, built in 1950, offers a perfect blend of comfort and practicality. As you approach the property, you will appreciate the convenience of a driveway that accommodates two cars, ensuring ease of access for you and your family.

Upon entering, you are welcomed into a large entrance hall that sets the tone for the spaciousness found throughout the home. The generous lounge provides an inviting space for relaxation and family gatherings, while the fantastic family kitchen is truly the heart of the home. Featuring a delightful fireplace and a central island, this kitchen is not only functional but also a wonderful area for culinary creativity and socialising. Adjacent to the kitchen, a utility room adds to the practicality of the space.

The property boasts three well-proportioned bedrooms, including two double rooms that offer ample space for rest and relaxation, alongside a cosy single bedroom perfect for a child or as a study. The family bathroom is thoughtfully designed, featuring a shower over the bath, catering to the needs of a busy household.

This delightful home is ideal for families seeking a comfortable and spacious living environment in a friendly neighbourhood. With its charming features and practical layout, this property is sure to impress. Don't miss the opportunity to make this wonderful house your new family home.

Entrance Hall 1.8 x 4.6
Complete with ceiling light point and gas central heated radiator

Lounge 3.3 x 5.2
Complete with wall lights, UPVC double glazed bay window to front elevation, double gas central heated radiator and original fireplace with log burner insert

Kitchen / Diner 5.3 x 4
This fantastic family kitchen is complete with wall and floor unit in attractive blue matt and complimented by roll edge worktops and splashback tiling, a central island with built-in storage, wall panelled radiator, 2 x ceiling light points. The separate Dining space is complete with UPVC double glazed French doors to rear garden, fireplace with harth and surround and the Kitchen is complete with UPVC double glazed obscure window to side elevation, built-in oven and hob, chimney style extractor, plumbing for automatic washing machine, sink and drainer and large storage cupboard underneath stairs

Utility 2.7 x 3
Complete with single glazed windows to rear elevation, ceiling light point, UPVC door to side elevation, base units with complimentary roll edge worktops and composite door to rear garden

Bedroom 1 3.3 x 5.1
Complete with double gas central heated radiator, ceiling light point and UPVC double glazed bay window to front elevation

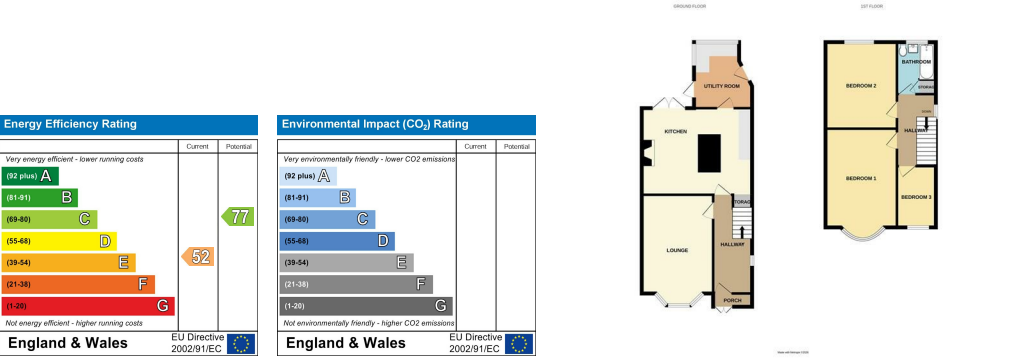
Bedroom 2 3.3 x 4
Complete with ceiling light point, gas central heated radiator and UPVC double glazed window to the rear elevation

Bedroom 3 1.8 x 2.8
Complete with gas central heated radiator, ceiling light point and UPVC double glazed window to front elevation

Bathroom 1.8 x 2.4
Complete with loft access hatch, ceiling light, obscure UPVC double glazed window to the rear elevation, storage cupboard, three-piece white suite with electric shower over the bath and half tiled walls

Garden
Large tired garden with lawn and paved areas and fully fenced boards

Important Information
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.