



Flavell Street, Dudley DY1 4NT



welcome to

Flavell Street, Dudley

A well presented three bedroom mid-terraced family home located in Woodsetton, being close to local transport links, amenities, schools and easy access to the Birmingham New Road.

Entrance

Entrance door leads straight to lounge.

Lounge

12' x 10' 9" (3.66m x 3.28m)

Double glazed window to front, fire surround with feature tiled hearth, central heating radiator, door to lobby with door to cellar and door to dining room.

Dining Room

13' 1" x 11' 1" (3.99m x 3.38m)

Double glazed window to rear, gas fire, central heating radiator, door to stairs to first floor and door to kitchen/diner.

Kitchen/ Diner

25' 3" x 7' 3" (7.70m x 2.21m)

Two double glazed windows to side, door to rear garden, door to private passage, two central heating radiators, wall and base level units with drawer units, space for cooker with stainless steel chimney over, space for washing machine, stainless steel sink with mixer tap, boiler and door to:

Bathroom

8' x 7' 2" (2.44m x 2.18m)

Double glazed window to side, pedestal wash hand basin, bath with electric shower over and screen, WC, extractor fan, central heating radiator and part tiled walls.

Passage

2' 9" x 2' 9" (0.84m x 0.84m)

Having door to front and door to kitchen/diner.

Landing

Having loft access.

Bedroom One

14' 2" x 12' 1" (4.32m x 3.68m)

Double glazed window to front and central heating radiator.

Bedroom Two

13' 1" x 7' 9" (3.99m x 2.36m)

Double glazed window to rear and central heating radiator.

Bedroom Three

9' 8" x 6' (2.95m x 1.83m)

Double glazed window to rear and central heating radiator.

W.C

Having wash hand basin, WC and extractor.

Rear Garden

Having a path that leads to workshop and the garden, feature brick wall adjacent to path, outside tap. Garden extends across width of next door fenced borders.

Outbuilding

22' 4" x 6' 9" (6.81m x 2.06m)

Having windows to side, workbench with vice and lighting.

Agent Note

The Council Tax Band is A.





view this property online shipways.co.uk/Property/DLY104185



welcome to

Flavell Street, Dudley

- MID-TERRACED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS BATHROOM
- FIRST FLOOR WC

Tenure: Freehold EPC Rating: D

offers in excess of

£180,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online shipways.co.uk/Property/DLY104185



Property Ref:
DLY104185 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk