



Lynbrook Close, Dudley, DY2 9HE

welcome to

Lynbrook Close, Dudley

Shipways are pleased to present this EXTENDED semi-detached bungalow located in a quiet cul-de-sac within Netherton. Having local transport links into the town centre, local amenities, schools and playing fields. Offered with no onward chain!





Entrance Hall

Lounge/ Diner

25' 3" x 11' 11" (7.70m x 3.63m)

Kitchen

15' 1" x 7' 1" (4.60m x 2.16m)

Bedroom One

10' 9" to wardrobe x 8' 4" (3.28m to wardrobe x 2.54m)

Bedroom Two

10' 9" x 8' 9" (3.28m x 2.67m)

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Front Garden

Rear Garden

Garage

22' 5" x 8' 1" (6.83m x 2.46m)

Agents Notes

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Lynbrook Close, Dudley

- EXTENDED SEMI-DETACHED BUNGALOW
- 25FT LOUNGE / DINER
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- GARAGE

Tenure: Freehold EPC Rating: D

£205,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/DLY105079



Property Ref:
DLY105079 - 0006

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.

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