

Lynbrook Close, Dudley, DY2 9HE

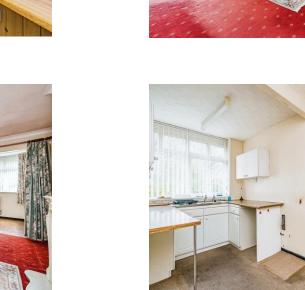


welcome to

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!













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

Entrance Hall

Having storage cupboard which houses boiler.

Lounge/ Diner

25' 3" x 11' 11" (7.70m x 3.63m) Double glazed window to rear, two central heating radiators and gas fire.

Kitchen

15' 1" x 7' 1" (4.60m x 2.16m) Double glazed window to rear, obscure window to side, wall and base units, sink, space for oven, washing machine and dryer and door to garage.

Bedroom One

10' 9" to wardrobe x 8' 4" (3.28m to wardrobe x 2.54m) Double glazed window to front, fitted wardrobes and central heating radiator.

Bedroom Two

10' 9" x 8' 9" ($3.28m \ x \ 2.67m$) Double glazed window to front and central heating radiator.

Bathroom

7' 10" x 5' 7" ($2.39m\ x$ 1.70m) Having bath, wash hand basin, WC, loft access and central heating radiator.

Front Garden Having driveway and access to garage.

Rear Garden Having patio area, lawn area, flowerbeds and outside tap.

Garage 22' 5" x 8' 1" (6.83m x 2.46m) With up and over doors, electrics, door to kitchen and door to rear garden.

Agents Notes

Council Tax Band: B

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.





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

offers in the region of

£200,000



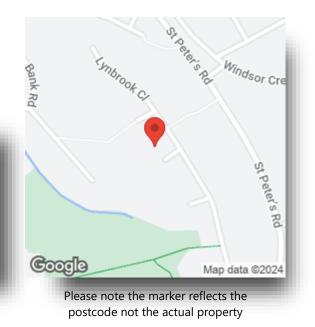


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Property Ref: DLY105079 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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