



Beech Road, Dudley, DY1 4BS

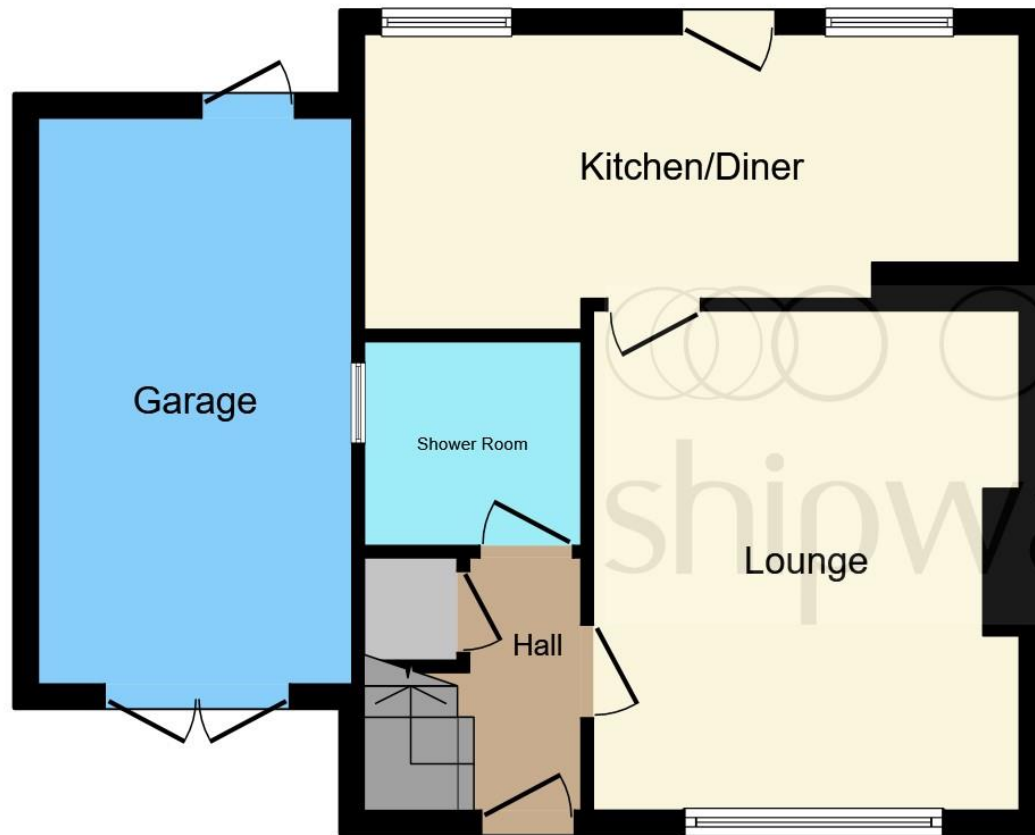


welcome to

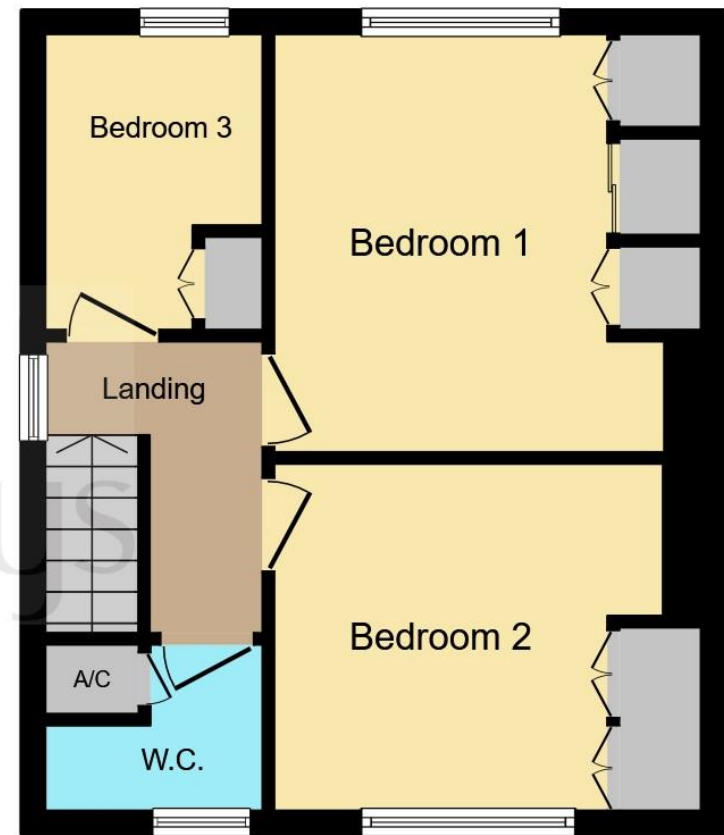
Beech Road, Dudley

Three bedroom semi-detached property with lounge, kitchen diner and bathroom. The property has its own drive leading to the garage and a rear garden.





Ground Floor



First Floor

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

Agent Note

The Council Tax Band is A.

Entrance Hall

Door leading to bathroom and under stair storage.

Downstairs Bathroom

5' 8" x 6' 4" (1.73m x 1.93m)

Double glazed to side, sink unit, WC, shower cubicle with overhead shower and heated towel rail.

Lounge

11' 11" x 14' (3.63m x 4.27m)

Double glazed window to front, gas fire, door to hallway and door to kitchen diner.

Kitchen/Diner

18' 5" x 8' 4" (5.61m x 2.54m)

Two doubled glazed windows to rear, gas fire, wall and base units, sink with mixer tap, built in oven, hob, fan, fridge, freezer, and space for washing machine.

Landing

Double glazed window to side, loft access, not boarded,

Bedroom One

11' 8" x 11' 7" (3.56m x 3.53m)

Two double glazed windows to rear, fitted wardrobes.

Bedroom Two

9' 4" x 10' 5" (2.84m x 3.17m)

Double glazed to front, fitted wardrobes.

Bedroom Three

6' 11" x 8' 3" (2.11m x 2.51m)

Double glazing to rear, fitted wardrobes.

Upstairs Wc

4' 7" x 6' 10" (1.40m x 2.08m)

Obscure window to front, WC and sink.

Rear Garden

Patio area, flower beds, tap and door leading to garage.

Garage

15' 3" x 8' (4.65m x 2.44m)

Door to rear, electrics and garage door to driveway



view this property online shipways.co.uk/Property/DLY105186



welcome to

Beech Road, Dudley

- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- BATHROOM
- GARAGE & REAR GARDEN

Tenure: Freehold EPC Rating: F

£180,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/DLY105186



Property Ref:
DLY105186 - 0020

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



01384 238779



dudley@shipways.co.uk



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



shipways.co.uk