



**Oak Road, Dudley DY1 4BQ**

**welcome to**

## Oak Road, Dudley

- This three-bedroom terraced property
- Lounge diner
- Fitted kitchen
- Bathroom
- Rear garden

Tenure: Freehold EPC Rating: D

**£150,000**

### Agents Note

The Council Tax band is A

### Entrance Hall

Double glazed door to front and central heating radiator.

### Lounge

22' 6" max x 12' 7" ex bay ( 6.86m max x 3.84m ex bay )

Double glazed windows to front and rear, under stairs cupboard and two central heating radiators.

### Kitchen

16' 3" x 4' 10" ( 4.95m x 1.47m )

Double glazed window to rear, fitted kitchen with work surfaces, wall and base units, stainless steel sink drainer, gas cooker, tiled, plumbing door washing machine, space for fridge/freezer, central heating radiator and door leading to garden.

### Hallway

Stairs leading to three bedrooms and family bathroom.

### Bedroom One

13' 9" x 9' 7" max ( 4.19m x 2.92m max )

Double glazed window to front and central heating radiator.

### Bedroom Two

10' 11" x 8' 5" ( 3.33m x 2.57m )

Double glazed window to rear, built in cupboard housing boiler and central heating radiator.

### Bedroom Three

10' 7" x 6' 2" ( 3.23m x 1.88m )

Double glazed window to front, built in wardrobes and central heating radiator.

### Bathroom

Double glazed window to rear, bath with mixer taps, shower over, WC, wash hand basin, part tiled, store cupboard and central heating radiator.

### Front Garden

Driveway

### Rear Garden

Paved patio with lawn beyond.



**view this property online** [shipways.co.uk/Property/DLY105352](http://shipways.co.uk/Property/DLY105352)



#### Property Ref:

DLY105352 - 0004

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.



**01384 238779**



[dudley@shipways.co.uk](mailto:dudley@shipways.co.uk)



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



[shipways.co.uk](http://shipways.co.uk)