

# Ballard Road, DUDLEY DY2 9EY



# welcome to

# Ballard Road, DUDLEY

\*\* Three-bedroom semi detached property \*\* Lounge area \*\* Front reception room \*\* Fitted kitchen \*\* Family bathroom \*\* Utility room \*\* Conservatory \*\* Secure rear garden \*\* Viewings advised \*\*



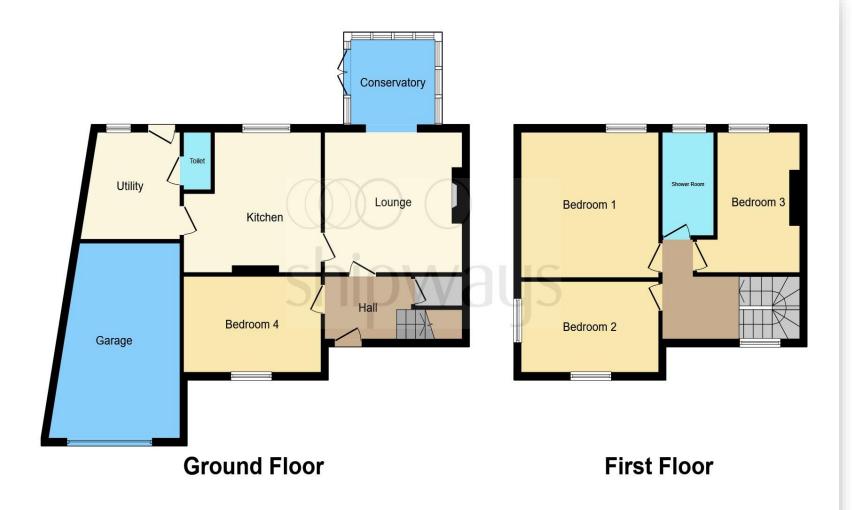












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

#### Agent Note

**Entrance Porch** 

**Entrance Hall** 

#### Cloakroom

Lounge Area 13' 4" Into Chimney Breast x 12' 5" ( 4.06m Into Chimney Breast x 3.78m )

Front Reception Room

13' 1" x 8' 9" ( 3.99m x 2.67m )

#### Kitchen

12' 11" x 11' 3" Ex recess ( 3.94m x 3.43m Ex recess )

**Utility Room** 

9' 9" x 8' 1" ( 2.97m x 2.46m )

**Conservatory** 8' 1" x 7' 5" ( 2.46m x 2.26m )

Landing

Bedroom One 12' 6" Into chimney Breast x 10' 7" ( 3.81m Into chimney Breast x 3.23m )

**Bedroom Two** 13' 1" x 8' 10" ( 3.99m x 2.69m )

#### **Bedroom Three**

12' 6" x 6' 9" Ex Door ( 3.81m x 2.06m Ex Door )

D-11----

### welcome to

# **Ballard Road, DUDLEY**

- Three bedroom semi detached property
- Lounge area
- Front reception room
- Fitted kitchen
- Family bathroom

Tenure: Freehold EPC Rating: D

# £250,000





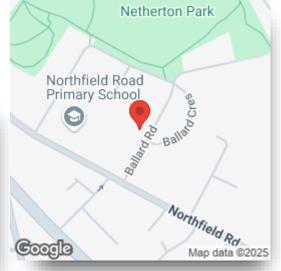
# view this property online shipways.co.uk/Property/DLY105722



Property Ref: DLY105722 - 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.

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.





Please note the marker reflects the postcode not the actual property

shipways



01384 238779



dudley@shipways.co.uk

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



shipways.co.uk