



## DESCRIPTION

FINE FAMILY HOME MUST BE SEEN Located at this SOUGHT AFTER ADDRESS close to Priory ruins, this much IMPROVED AND EXTENDED traditional detached family home must be viewed to be fully appreciated. Set behind a tarmac driveway providing parking for a number of cars, the property is accessed via a welcoming entrance hall. Doors lead off to an attractively presented lounge to the front and EXTENDED DINING / RECEPTION ROOM to the rear with adjoining conservatory overlooking the rear garden, and EXTENDED KITCHEN to the side. An integral side garage completes the ground floor, whilst to the first floor there is a two DOUBLE BEDROOMS, further third double with EN SUITE SHOWER ROOM, fourth single bedroom and stylish house bathroom. Outside, there is a GENEROUS REAR GARDEN offering the ideal space to relax and unwind during the summer months. FREEHOLD EPC=TBC

Call to book your personal viewing or book online 24/7 via our website. COVID-19 precautions are in place. PPE must be worn by all parties attending the viewing. Only two persons can view at any one time.

Forest Road, Dudley

Offers in the Region Of £320,000

## ACCOMMODATION

Entrance Hall

Lounge 12' 1" excl. bay x 12' 0" (3.68m excl. bay x 3.65m)

Dining Room 11' 11" max. x 18' 10" (3.62m max. x 5.74m)

Kitchen 14' 4" x 7' 2" (4.38m x 2.19m)

First Floor Landing

Bedroom One 12' 0" x 10' 11" (3.67m x 3.32m)

Bedroom Two 12' 0" x 12' 0" (3.67m x 3.65m)

Bedroom Three 13' 5" x 7' 2" (4.09m x 2.18m)

En Suite

Bedroom Four 7' 3" x 7' 7" (2.21m x 2.30m)

House Bathroom 7' 3" x 6' 3" (2.20m x 1.90m)

Garage 17' 5" x 7' 4" (5.30m x 2.23m)

Rear Garden

Conservatory 11' 2" x 7' 5" (3.41m x 2.26m)

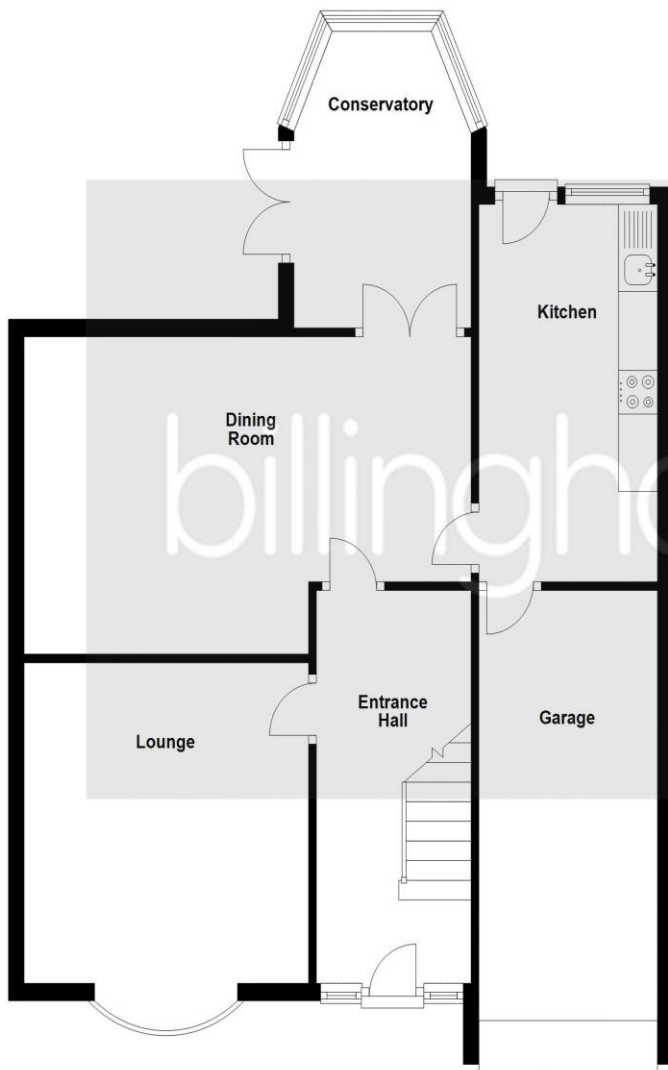


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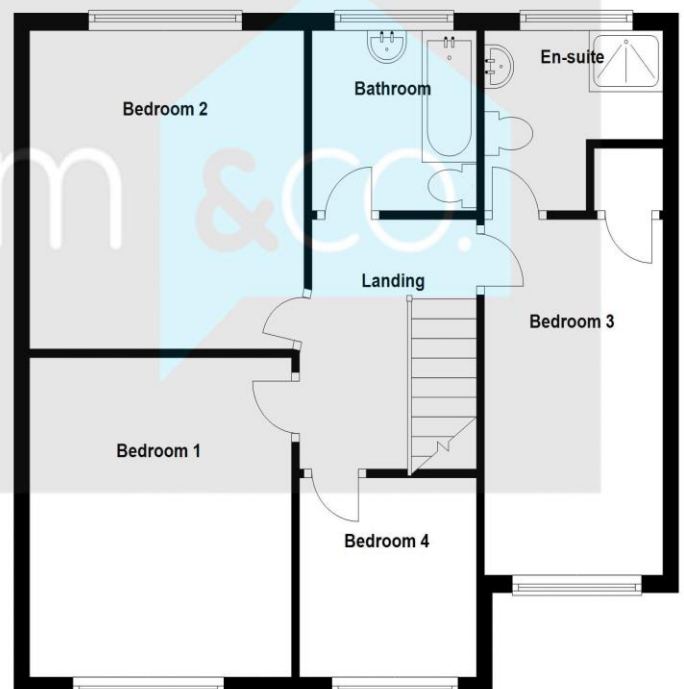
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## Ground Floor



## First Floor



1. The property details have been prepared with care, are believed to be correct, and have (where appropriate) been approved by the vendors. They are intended as a guide only and do not constitute part or all of an offer or contract.
2. As the seller's agent we are not surveyors or conveyancing experts and as such do not comment on the condition of the property, or issues relating to the title or other legal issues that might affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making transactional decisions.
3. The measurements should NOT be relied upon as they are indicated for guidance only and are usually the maximum measurements which may take into account alcoves and recesses.
4. Photographic images will contain items that may be excluded from the sale/let. Only items specifically mentioned in these details are included in the sale price.
5. Fixtures, fittings, equipment and services have not been tested and we are not aware if they are in full working order unless we have been informed otherwise by the sellers.
6. Where a property has been extended, altered, or converted does not infer that suitable planning permissions or building regulation consents have been obtained from the relevant authorities.
7. **ANTI-MONEY LAUNDERING** – All prospective customers will need to provide two suitable forms of identification prior to undertaking any transactional process. Prospective purchasers will also be required to provide proof of funding arrangements prior to proceeding to purchase. Prospective tenants will also be required to undertake a referencing process which will include relevant financial and credit checks.
8. **RENTAL PROPERTIES** – A detailed 'Tenancy Fee Schedule' and 'Landlords Fees' can be viewed and downloaded from the services page or our website: [www.billingham.properties/services](http://www.billingham.properties/services)
9. **REFERRAL FEES** – We may receive fees or commissions from third parties that we may recommend to you. You are under no obligation to use such services and you should consider your options before doing so. The referral fees which we may receive are clearly displayed on the services page of our website: [www.billingham.properties/services](http://www.billingham.properties/services)

ANY INTERESTED PARTIES CONCERNED ABOUT ANY OF THE ABOVE SHOULD CONTACT THE AGENT OR EMPLOY THEIR OWN PROFESSIONALS TO MAKE ENQUIRIES PRIOR TO MAKING ANY TRANSACTIONAL DECISIONS.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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