

for sale

£230,000 Freehold



Byron Crescent Dudley DY1 4LS

Paul Dubberley Estate Agents are pleased to offer this well-located Dudley property with no chain, providing excellent potential for buyers looking to personalise a home. Set within a popular residential area, it offers a great opportunity for first-time buyers, investors or those seeking a project.

Byron Crescent Dudley DY1 4LS

Porch

Hallway

Dining Room

13' 2" x 11' 6" (4.01m x 3.51m)

Living Room

16' 11" x 10' 5" (5.16m x 3.17m)

Kitchen

13' 6" x 6' 11" (4.11m x 2.11m)

Landing

Bedroom One

13' 11" x 11' 6" (4.24m x 3.51m)

Bedroom Two

11' 6" x 11' 1" (3.51m x 3.38m)

Bedroom Three

14' max x 11' max (4.27m max x 3.35m max)

Bathroom

Garage

17' 9" x 7' 1" (5.41m x 2.16m)

Rear Garden

Agents Notes

Title register restrictions (SF96603):

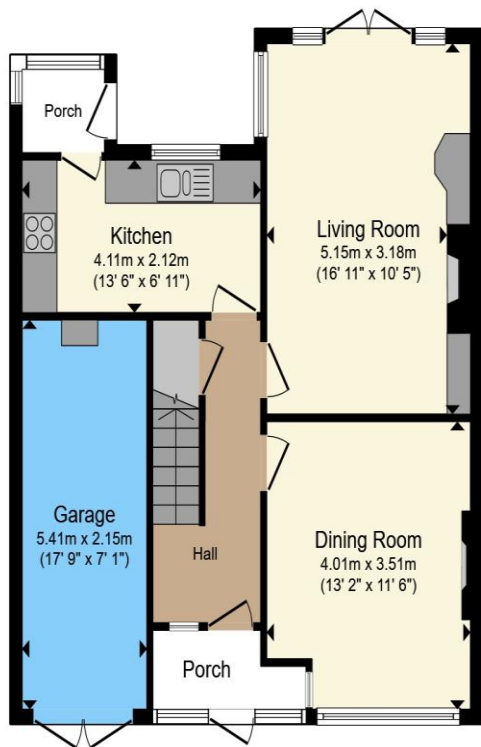
- There is a standard legal rule (a restriction) which means that if the property is owned by more than one person, a single owner cannot sell it or take out a loan against it without the involvement of others. This is a common way to protect the interests of all owners.

Private Right of Way : A right of way exists, please contact the branch for further details' Shared side entrance to rear with house next door (no 2)

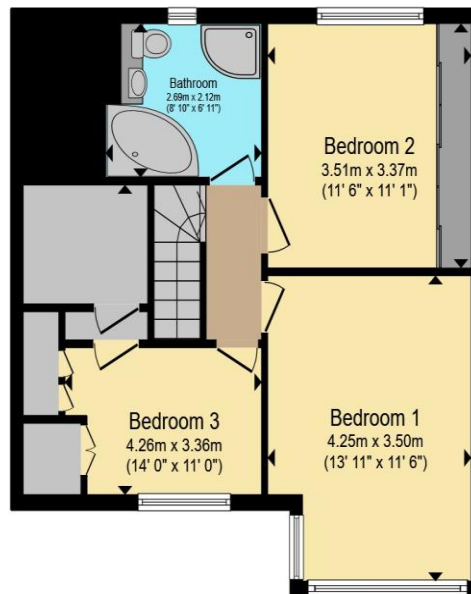
- Coal Mining Report Available - Along with comfort letter for Mines within 20m







Ground Floor



First Floor

Total floor area 115.6 m² (1,245 sq.ft.) approx

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.propertybox.io

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

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Property Ref: PTI105386 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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