

for sale

£245,000 Freehold



Webley Grove Dudley DY1 4FH

WELL PRESENTED Modern Semi Detached Home on a SOUGHT AFTER DEVELOPMENT, Having a Lounge, Fitted Kitchen/Diner, 3 Bedrooms, Family Bathroom, Downstairs W.C, 2 Car Driveway & Gardens. IDEAL FOR A FIRST TIME BUYER. Viewing Recommended

Webley Grove Dudley DY1 4FH

Reception Hall

Having Stairs to First Floor

Downstairs W.C

Fully Fitted Kitchen/Diner

16' 2" max x 8' 10" max (4.93m max x 2.69m max)

Lounge

15' 5" x 10' 6" (4.70m x 3.20m)

Having doors to rear garden

On The First Floor

Landing

Bedroom One

14' 4" max x 9' 1" max (4.37m max x 2.77m max)

Having Fitted Wardrobes

Bedroom Two

11' 10" max x 8' 11" max (3.61m max x 2.72m max)

Having Fitted wardrobes

Bedroom Three

7' 3" x 6' 9" (2.21m x 2.06m)

Family Bathroom



Outside

To Front

Driveway

To Rear & Side

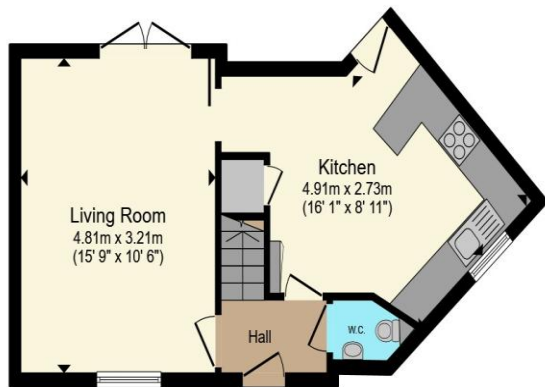
Lawn and Garden being fully slabbed

Agents Note

Title register restrictions (MM51577):

- The property cannot be sold or transferred without written consent from Bromford Housing Association Limited or the owner of a neighbouring title. This is to ensure that certain rules set out in the 2015 Transfer have been followed.
- There is a restriction that prevents the property from being sold without the consent of the mortgage lender, Charter Court Financial Services Limited. This is a standard procedure to ensure the mortgage is paid off during the sale.
- A rule from 1931 prevents the land from being used to make, sell, or supply alcohol, or to be used as a club where alcohol is served.





Ground Floor



First Floor

Total floor area 78.2 m² (842 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



To view this property please contact Paul Dubberley on

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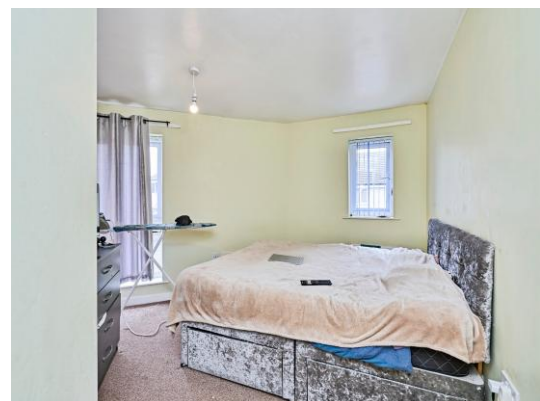
73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI105244 - 0002

Tenure:Freehold EPC Rating: C

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.

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