

# HUNTERS®

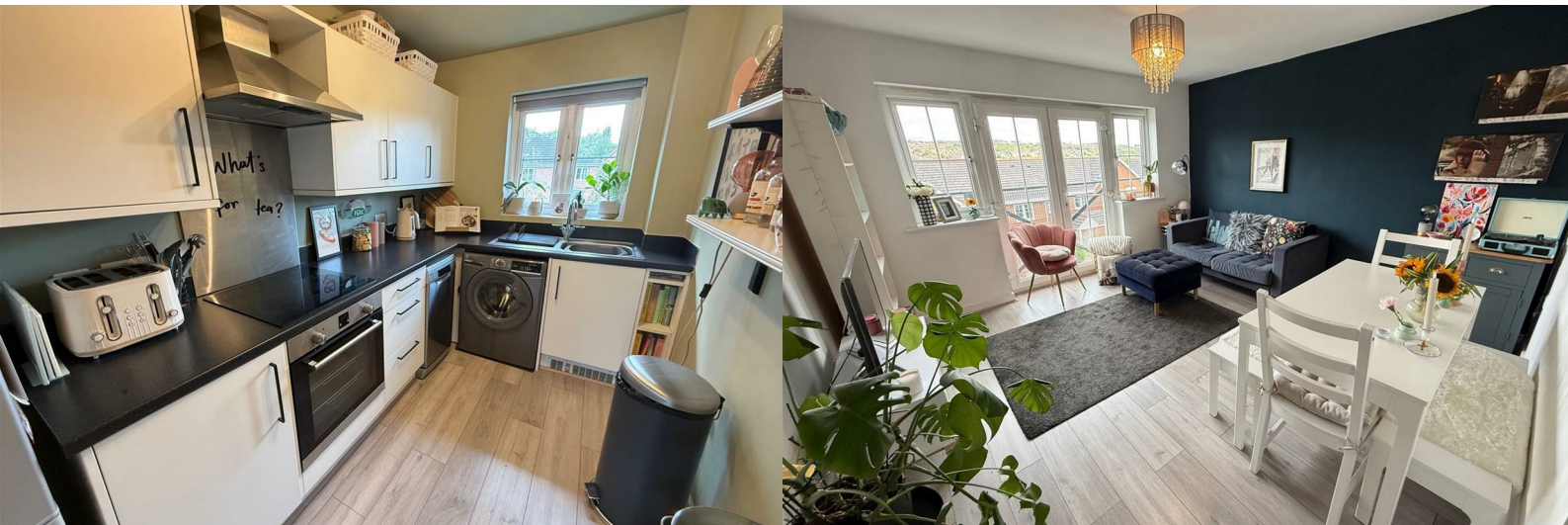
HERE TO GET *you* THERE



## Purlin Wharf

Dudley, DY2 9PQ

£145,000





# 139 Purlin Wharf

Dudley, DY2 9PQ

£145,000



## Entrance Hall

With a door leading from the communal entrance, doors to various rooms, entry phone system, loft access with fitted loft ladder, storage cupboard, airing cupboard and a wall mounted electric heater.

## Lounge - Diner

12'9" x 12'2" (3.91 x 3.73)

With a door leading from the entrance hall, two double glazed windows to front, double glazed french doors to a Juliet balcony, space for dining table and a wall mounted electric heater.

## Kitchen

11'3" x 6'4" (3.45 x 1.95)

With a door leading from the entrance hall, fitted wall and base units, work surfaces over with matching splashback, stainless steel sink and drainer, integrated electric oven, electric hob, stainless steel cooker hood, plumbing for washing machine, space for a tall fridge freezer, double glazed window to rear and electric plinth heaters.

## Bedroom One

8'2" x 11'10" (2.5 x 3.61)

With a door leading from the entrance hall, double glazed window to front, door to the en suite and a wall mounted electric heater.

## En Suite

5'10" x 5'2" (1.8 x 1.6)

With a door from bedroom one, this modern fitted en suite comprise, shower cubicle, WC, wash hand basin set in a vanity unit, tiled walls, shaver point, extractor fan and a chrome heated towel rail.

## Bedroom Two

9'10" x 8'9" (3.01 x 2.67)

With a door leading from the entrance hall, double glazed window to rear and a wall mounted electric heater.

## Bathroom

6'6" x 5'6" (2 x 1.7)

With a door leading from the entrance hall, this modern fitted bathroom comprises of a bath, WC, wash hand basin, part tiled walls, extractor fan, shaver point, double glazed window to side and a heated towel rail.

## Parking

There is an allocated parking space with the apartment to the rear of the building marked 139.



Road Map



Hybrid Map



Terrain Map



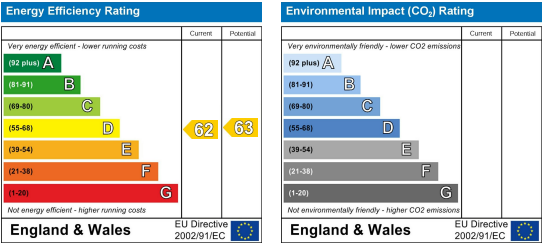
Floor Plan



Viewing

Please contact our Hunters Stourbridge Office on 01384 443331 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.