Connells

connells.co.uk

for sale

**£290,000**



# Saltwells Lane Dudley DY2 0AP

**MODERN DETACHED FAMILY HOME SET IN A SOUGHT AFTER DEVELOPMENT IN NETHERTON** Briefly comprising lounge/ dining room , kitchen & utility, three bedrooms with en suite to master, downstairs WC, off road parking & rear garden.

# Saltwells Lane Dudley DY2 0AP

### Entrance Hall
Double glazed UPVC door to front elevation, stairs to first floor accommodation, central heating radiator.

### Cloakroom
Low level WC, wash hand basin, tiling to splash back, central heating radiator

### Kitchen
A fitted kitchen to include a range of wall and base units with work surfaces over, one and half bowl stainless steel sink and drainer unit, electric oven with gas hob & extractor over, plumbing for washing machine & dishwasher, central heating radiator, double glazed window to front elevation.

### Utility
Fitted wall and base units, stainless steel sink and drainer unit, space for domestic appliances, double glazed door to side.

### Lounge/ Diner
Double lazed window to rear elevation, double glazed french doors to rear, central heating radiator

### First Floor

### Landing
Double glazed window to side elevation, loft access, built in storage cupboard with fitted CCTV system.

### Bedroom One
Two double glazed windows to front elevation, central heating radiator.

### En - Suite
Shower cubicle with mains shower, low level WC, wash hand basin, tiling, central heating radiator, double glazed window to front

### Bedroom Two
Double glazed window to rear elevation, central heating radiator

### Bedroom Three
Double glazed window to rear elevation, central heating radiator.

### Bathroom
Suite to comprise bath with shower over, low level WC, wash hand basin , tiling, central heating radiator, double glazed window to side elevation



## Garage

up and over door to front

## Outside

To the front tarmac driveway giving off road parking with slate boarders, side access to rear garden outside tap.

Low maintenance rear garden with block paved patio area.

## Agents Notes

The sellers advise that they pay approx £120.00 per annum as a contribution towards upkeep. Your conveyancer can take the necessary steps to advise.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.












**Ground Floor** **First Floor**

Total floor area 108.1 m² (1,164 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

Connells





To view this property please contact Connells on

**T 01384 214 770**
**E dudley@connells.co.uk**

4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD315134 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: D

**view this property online**
**connells.co.uk/Property/DUD315134**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk