PTN Estates

Residential Sales & Lettings









36 Hilderic Crescent, , Dudley, DY1 2ET

£1,100 Per

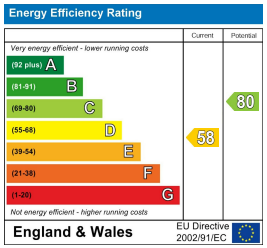
A traditional three-bedroom semi-detached house, conveniently located close to Russells Hall Hospital and local amenities.

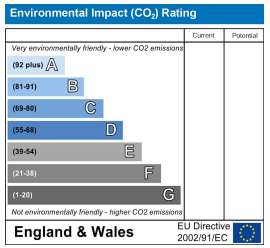
The property comprises an entrance hall, spacious lounge/diner, fitted kitchen, three well-proportioned bedrooms and a bathroom with shower over the bath.

Further benefits include gas central heating, double glazing, driveway parking for up to three vehicles and a garage.

To the rear is a good-sized garden with the additional benefit of an outside WC.

The property is offered unfurnished and is well located for local schools, shops and transport links.





Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephensons or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.