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Chain Makers Cottage, 48 Quarry Road
Dudley,
West Midlands
DY2 0EF

Asking Price £425,000

Situated within the historic hamlet of Mushroom Green, this charming three double bedroom detached home forms part of a rare surviving chain makers' settlement dating back to the 18th century, reflecting the area's rich industrial heritage. The property also retains a number of original features, adding character and authenticity throughout.

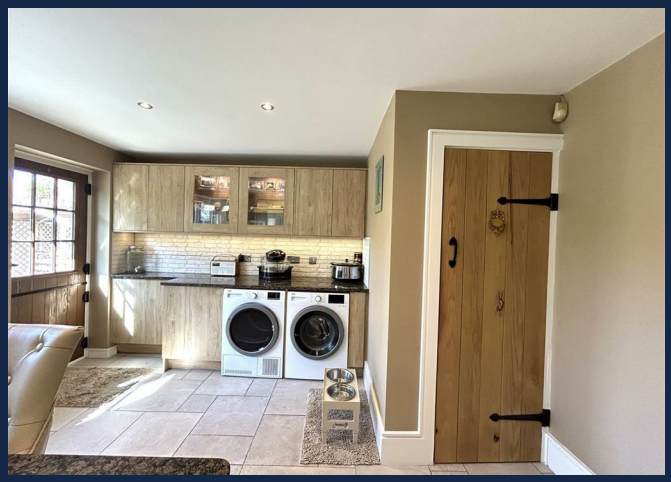
The property offers generous and well balanced accommodation, comprising two spacious reception rooms and a well proportioned kitchen breakfast room, ideal for modern family living. A convenient downstairs W.C. completes the ground floor.

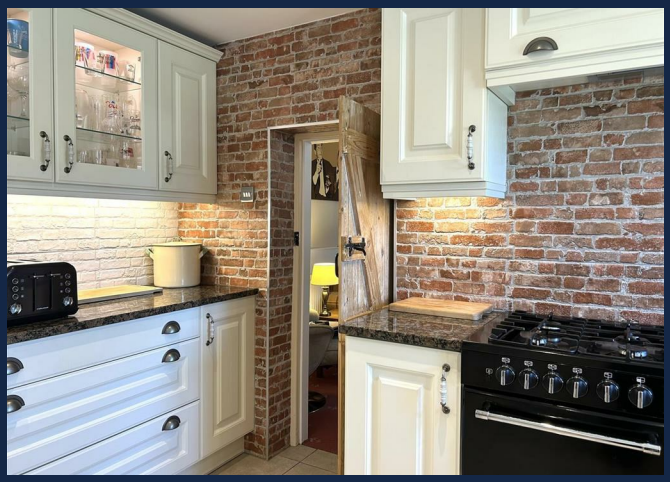
Upstairs, three double bedrooms are served by a family bathroom, providing comfortable and versatile space throughout.

Externally, the property benefits from gated driveway providing ample off road parking, pedestrian gate, a double garage with loft storage space, and an enclosed front garden and external post box offering both practicality and privacy.

Ideally positioned near the historic Mushroom Green Chainshop, widely regarded as the last surviving chain making workshop of its kind on its original site, the property enjoys a unique connection to the area's renowned Black Country heritage.

Properties of this nature rarely come to market, presenting a truly exceptional opportunity. Early viewing is highly recommended. Contact us today to arrange your appointment. JE V1 23/04/2026 EPC=D



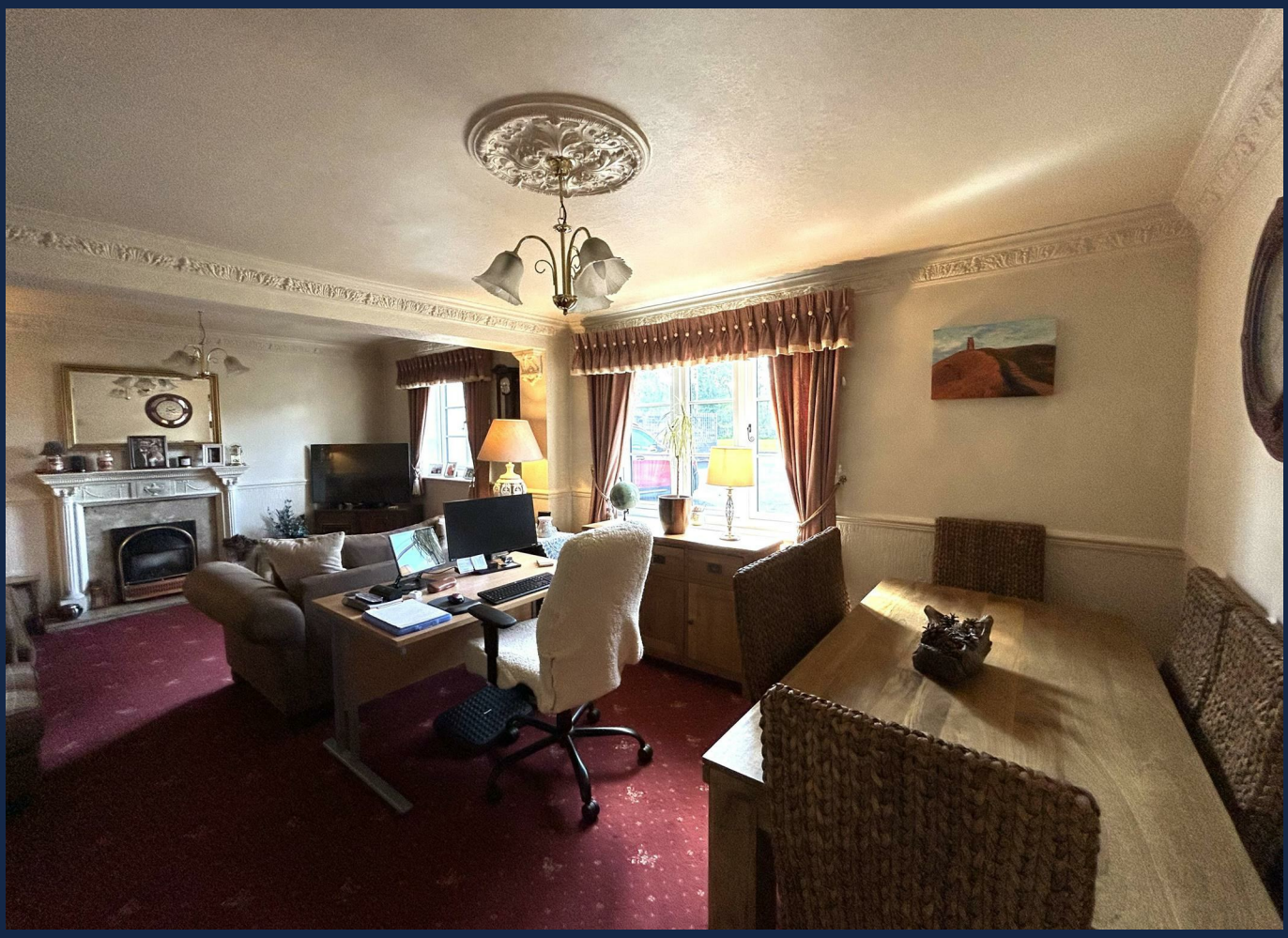


Approach
Via double opening gates, single gate with pathway to tarmacadam driveway, lawn area and wrought iron fencing to garden with lawn and patio area and outside lighting. Access to double garage and access to property via two separate entrances. Composite door into porch with further door into snug/reception room two. Second door giving access to kitchen.

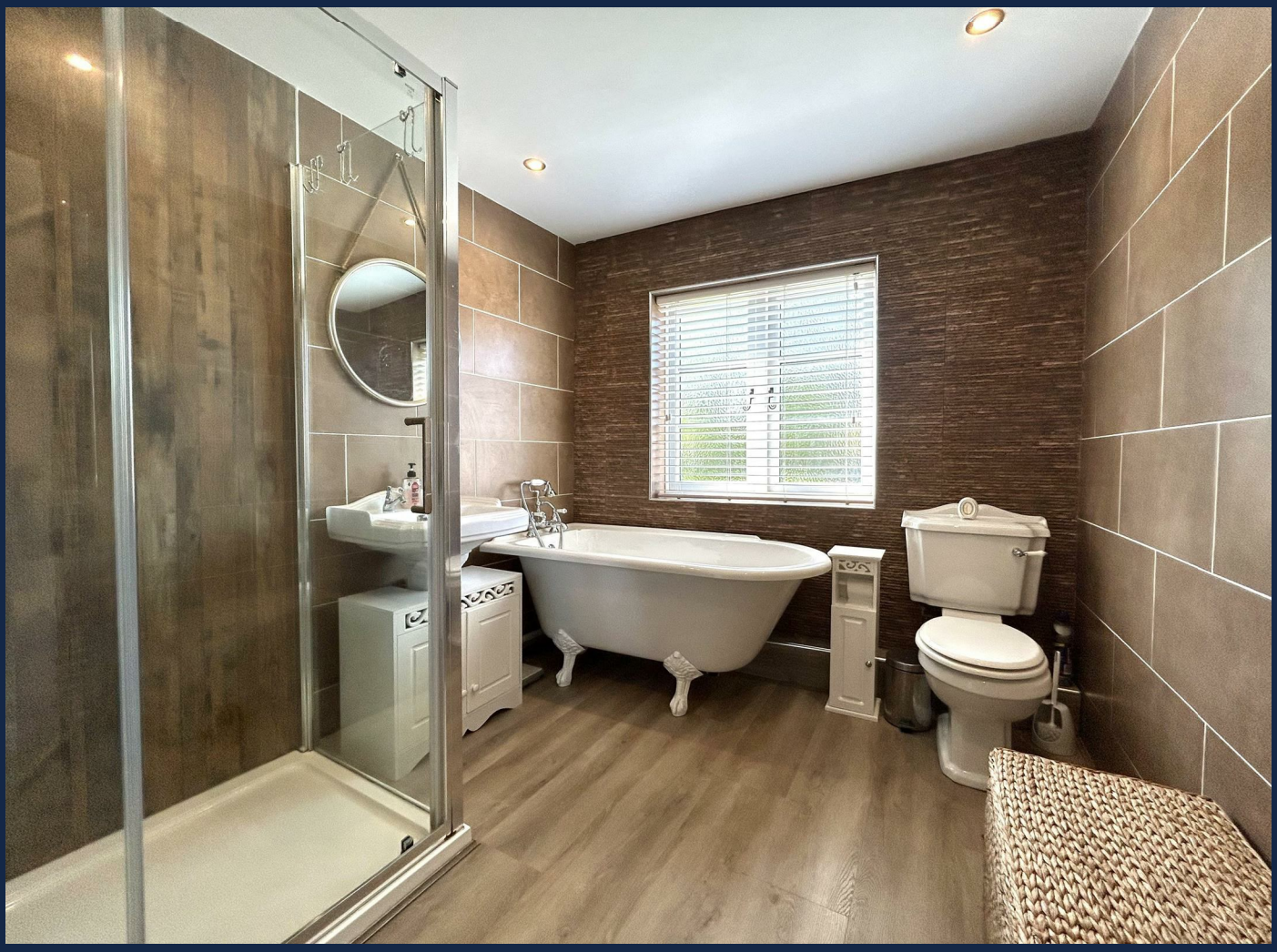
Kitchen 19'8" x 12'5" max 9'2" min (6.0 x 3.8 max 2.8 min)
Range of matching wall and base units with under cab lighting, cupboard housing central heating boiler, complementary marble work surface over, breakfast bar island, spotlights to ceiling, space for dishwasher, Belfast sink with mixer tap over, space for washer dryer, central heating radiator, two double glazed windows to front, space for American style fridge freezer, Range style cooker, tiled splashbacks, stable door and door to downstairs w.c.

Downstairs w.c.
Dado rail, low level flush w.c.

Snug/reception room two 14'1" x 12'5" max 9'6" min (4.3 x 3.8 max 2.9 min)
Double glazed window to front, central heating radiator, dado rail, panelling to wall, original beam over inglenook feature fireplace steps up to reception room one.



GLASTONBURY
FESTIVAL
CONTEMPORARY
PERFORMING ARTS



Reception room one 21'11" x 13'9" max 12'1" min (6.7 x 4.2 max 3.7 min)
Two double glazed windows to front, central heating radiator, dado rail, coving to ceiling, feature fire with surround and marble hearth, stairs to first floor accommodation.

First floor landing
Access to bedroom two, central heating radiator, steps down to other bedrooms and bathroom.

Bedroom two 11'9" max 9'10" min including wardrobe x 10'5" (3.6 max 3.0 min including wardrobe x 3.2)
Double glazed window to front, central heating radiator, dado rail, coving to ceiling, fitted wardrobes.

Bedroom three 10'9" x 9'10" (3.3 x 3.0)
Double glazed window to front, dado rail, central heating radiator.

Bedroom one 13'1" x 12'1" (4.0 x 3.7)
Double glazed window to front, coving to ceiling, central heating radiator, dado rail.

Family bathroom
Double glazed obscured window to front, spotlights to ceiling, tiled walls, vertical central heating radiator, free standing bath with mixer tap and telephone style shower head over, low level flush w.c., shower cubicle.

Double garage 16'4" x 17'4" (5.0 x 5.3)
Two up and over doors to front, lighting, electric, storage space to eaves accessed via ladder.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is D

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective

purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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