

for sale

£200,000 Freehold



Wrens Nest Road Dudley DY1 3LR

WELL PRESENTED SEMI DETACHED Family Home IDEAL FOR A FIRST TIME BUYER or as a BUY TO LET INVESTMENT. Occupying a Great Location with all amenities close at hand. 3 Bedrooms, Lounge, Fitted Kitchen, Shower Room, Downstairs W.C, Driveway, Garden. Viewing is Recommended.

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Reception Hall

With Stairs to First Floor

Lounge

14' 6" max x 12' 5" max (4.42m max x 3.78m max)

Fitted Kitchen

15' x 6' 7" (4.57m x 2.01m)

Inner Hallway

3' 4" x 2' 7" (1.02m x 0.79m)

Guest Cloakroom

5' 1" x 2' 3" (1.55m x 0.69m)

On The First Floor

Bedroom One

11' 4" max x 9' 2" max (3.45m max x 2.79m max)

Bedroom Two

10' 3" max x 9' 1" max (3.12m max x 2.77m max)

Bedroom Three

8' 4" max x 7' 1" max (2.54m max x 2.16m max)

Family Shower Room

Outside

Driveway / Garden To Front

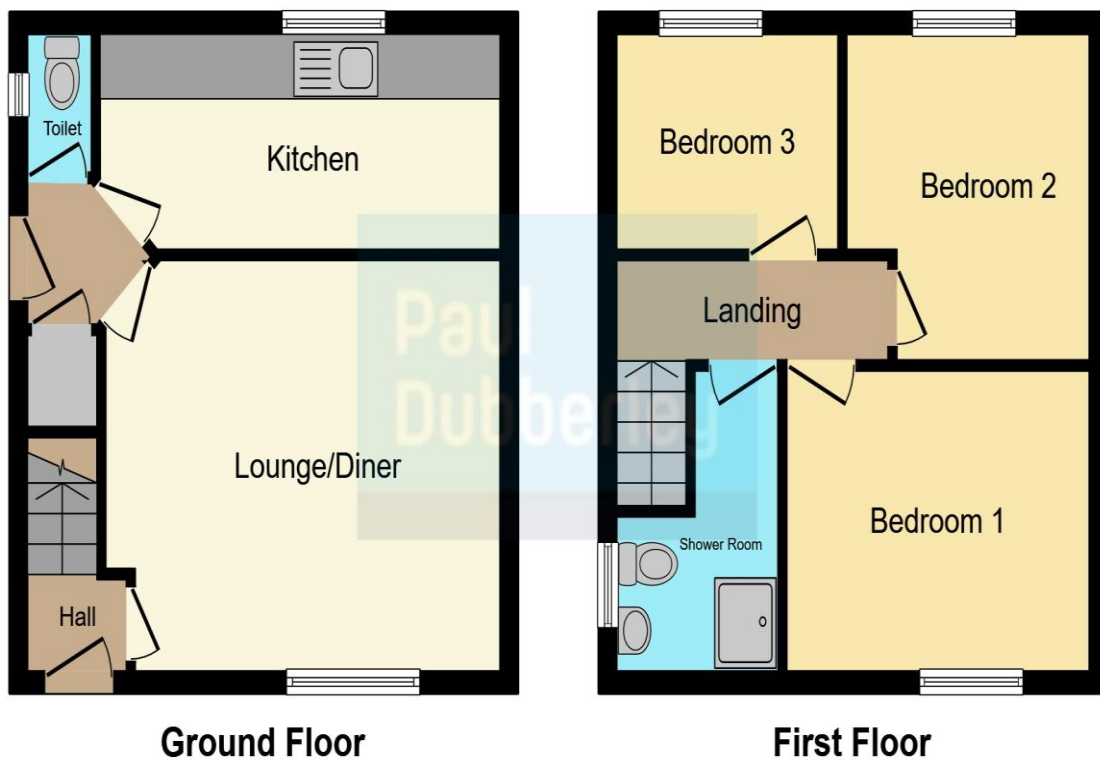
To Rear

Garden

Having double gates to rear garden







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.focalagent.com

To view this property please contact Paul Dubberley on

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Property Ref: PTI104694 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: A

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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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