

for sale

£350,000 Freehold



Gads Green Crescent Dudley DY2 8DA

LARGE SEMI DETACHED FAMILY HOME - IDEAL FOR A FIRST TIME BUYER & Having OWNED SOLAR PANELS. Excellent Transport Links and Close to All Local Amenities. Having Lounge, Sitting Room, Fully Fitted Kitchen, 4 Bedrooms, Downstairs Wet Room, Upstairs Family Bathroom, Driveway & Large Rear Garden

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Porch

Reception Hall

Having Stairs to First Floor

Through Lounge / Dining Room

28' 3" max x 12' 10" max (8.61m max x 3.91m max)

Sitting Room

15' 3" x 14' 6" (4.65m x 4.42m)

Fitted Kitchen

17' 4" max x 9' 8" max (5.28m max x 2.95m max)

Downstairs Wet Room

Store Room

8' 1" x 3' 8" (2.46m x 1.12m)

On The First Floor

Landing

Bedroom One

10' 2" max x 13' max (3.10m max x 3.96m max)

Having Fitted Wardrobes

Bedroom Two

Having Fitted Wardrobes

Bedroom Three

9' 8" x 6' 9" (2.95m x 2.06m)

Bedroom Four

Having Fitted Wardrobes

Family Bathroom

Outside

To Front

Large Driveway

To Rear

Large Garden

having large patio area and steps down to Lawn Area







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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Property Ref: PT1104903 - 0002
 Tenure:Freehold EPC Rating: C
 Council Tax Band: B

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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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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