



88 Parkes Hall Road
Dudley, DY1 3RW

Asking Price £220,000

The Property

Offered with NO UPWARD CHAIN is this beautifully presented THREE BEDROOM terraced property situated to the rear of this small development of just ten houses in a great location on Parkes hall Road.

This lovely family home is comprised over three floors featuring: entrance hall, downstairs WC, kitchen and spacious lounge. To the first floor are two double bedrooms and a family bathroom with stairs rising to the second floor.

To the second floor is a small landing with door leading into a further bedroom with ensuite shower room.

To the front is a block paved parking area and there is a fully enclosed garden to the rear.

NO CHAIN

EPC C, Council // Tax Band B

Location

The property is situated in Parkes Hall Road on the outskirts of Dudley and Sedgley. The postcode is within the Upper Gornal & Woodsetton ward/electoral division. There are plenty of amenities, schools shops and transport links all within easy reach giving access to both towns along with Wolverhampton and Birmingham.

Frontage

The estate entrance driveway comes through to the rear of the development and there is a block paved frontage providing parking to the property.

Entrance Hall

With stairs rising to the first floor. Porcelain tile flooring.

Downstairs WC

A two piece suite comprising low level WC and wash hand basin. window to the front. Porcelain tile flooring.

Kitchen

A well appointed kitchen featuring a range of eye and low level units incorporating: electric oven with hob and extractor over . Space for a washing machine and fridge freezer. Window to the front.

Spacious Lounge

Wonderful spacious lounge with porcelain tiled floor. Double French door lead to the rear garden.

First Floor Landing

Stairs rise to the second floor.

Bedroom Two

Window to the rear.

Bedroom Three

Window to the front.

Second Floor Landing

Door to bedroom one.



Bedroom One

Top floor bedroom with useful storage cupboard and dormer window to the front.

Ensuite

Ensuite shower room featuring a three piece suite comprising corner shower cubicle, low level WC and pedestal wash hand basin.

Rear Garden

A fully enclosed rear garden with lawn and gravelled borders with wooden decking.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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