

for sale

offers in the region of **£170,000** Freehold



## Lambert Fold DUDLEY DY2 7HF

**MODERN SEMI DETACHED - IDEAL FOR A FIRST TIME BUYER - SOUGHT AFTER CUL de SAC LOCATION WITH EXCELLENT TRANSPORT LINKS - Reception Hall, Lounge, Fitted Kitchen, 2 Bedrooms, Bathroom, DRIVEWAY, Beautiful low maintenance rear garden. VIEWING HIGHLY RECOMMENDED**

# Lambert Fold DUDLEY DY2 7HF

## Lounge

16' 3" max x 11' 4" max ( 4.95m max x 3.45m max )  
having Stairs to First Floor

## Fitted Kitchen

11' 4" x 7' 8" ( 3.45m x 2.34m )  
having under stairs cupboard and door to rear garden

## On The First Floor

## Landing

Having built in storage cupboard

## Bedroom One

11' 4" max x 10' 6" max ( 3.45m max x 3.20m max )  
Having Fitted Wardrobes

## Bedroom Two

11' 4" max x 8' max ( 3.45m max x 2.44m max )

## Family Bathroom

## Outside

## To Front

## Driveway

With Parking and Gravel/Shrubs

## To Rear

## Garden With Patio Area

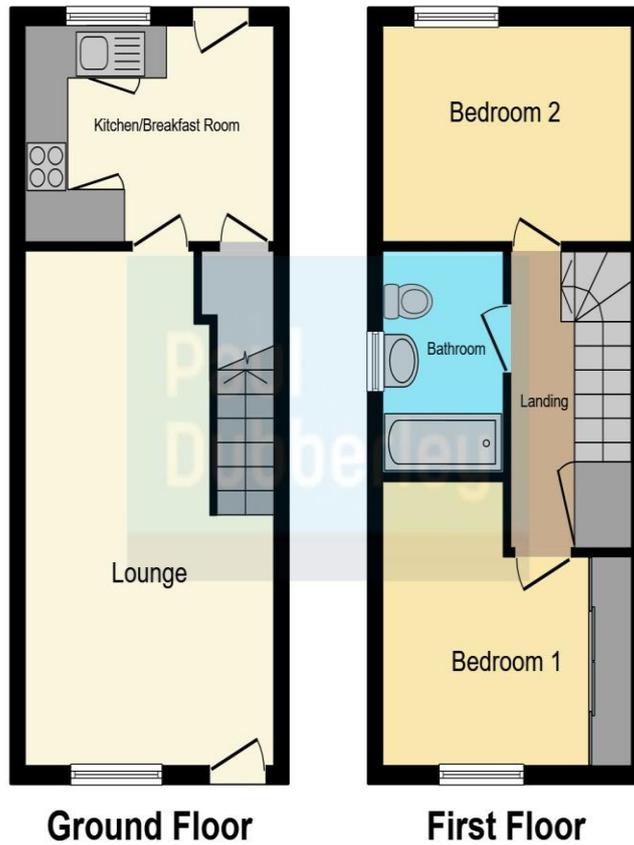
Beautifully presented and easily maintained and gate Access.

## Agents Note

There is a easement on the title, please enquire with the branch -  
(Shared Garden Entry to side of Property)







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](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

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Property Ref: PTI104808 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: B

**view this property online [PaulDubberley.co.uk/Property/PTI104808](http://PaulDubberley.co.uk/Property/PTI104808)**



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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