

PTN Estates

Residential Sales & Lettings



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24 Douglass Road, , Dudley, DY2 8NE

£140,000

Located in Douglas Road opposite the park, this delightful first-floor flat with a rear garden and no upward chain offers a perfect blend of modern living and classic charm. Built in 1955, the property has been thoughtfully renovated to provide a comfortable and stylish home. Spanning an impressive 743 square feet, this flat features two well-proportioned bedrooms, making it ideal for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into an airy reception room, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the refitted kitchen, which boasts a contemporary design complete with a ceramic hob and built-in electric oven, ensuring that cooking is a pleasure. The flat also includes a modern shower room, thoughtfully updated to meet today's standards of comfort and convenience.

One of the standout features of this property is the ample parking available, with space for two vehicles on the driveway, a rare find in many urban settings. The flat is offered with vacant possession, allowing for a smooth transition for the new owner.

Situated in a well-established area, this property is conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the vibrant community of Dudley. Whether you are a first-time buyer or seeking a rental investment, this flat presents a wonderful opportunity to own a piece of this charming neighbourhood. Don't miss your chance to view this lovely home.

Approach

Set back from this quiet one way road, behind a tarmac driveway offering parking for two vehicles, with picturesque lawn to the side with foliage and seasonal bulbs, leading to a lockable brick storage facility. You approach from the side elevation through a UPVC entrance door with stairs and a further oak effect door into the welcoming hallway.

Hallway 2.71 x 2.00

With ceiling light point, gas central heating and access hatch to loft. Doors lead to the two bedrooms, handy built in cupboard, refitted kitchen, refitted shower room and large lounge

Bedroom One 3.93 x 2.86

With UPVC double glazing to the front side elevation, ceiling light point and handy built in cupboard

Lounge 5.44 x 4.43 max

This amazing sized lounge boasts ample space for a comfortable dining area, with two UPVC double glazed windows, one of which is a desirable bay, over looking the park. Benefits include two ceiling light points and gas central heating

Bedroom Two 3.36 x 3.31

Located to the rear of the property enjoying views over a neighbouring rear garden. Benefits include two handy built in cupboards, UPVC double glazing and ceiling light point.

Refitted Shower Room 1.69 x 1.95

Comprising of a single cubical with thermostatic shower, close coupled W.C and pedestal wash hand basin with mixer tap. Complimented with tasteful aqua boards around the wet areas and wood effect flooring. Benefits include UPVC obscure double glazing, gas central heating and ceiling light point

Refitted Kitchen 2.92 x 2.15

Comprising of a refitted kitchen with grey shaker style base and wall units, complimented with a stainless steel effect single sink unit and mixer tap, along with a fitted ceramic hob, electric oven and a chimney style extractor hood. Further enhanced with wood effect flooring and a handy built in cupboard with an obscure window and wall mounted new Ideal boiler. Benefits include UPVC double glazing to the side and front elevation, gas central heating and ceiling light point

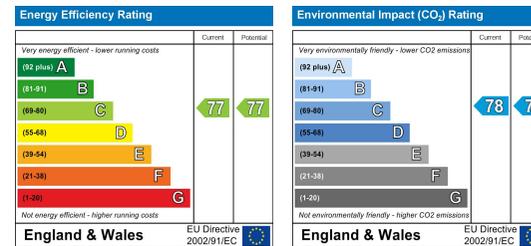
Rear Garden

The property benefits from a rear garden which requires some attention but offers excellent potential to create a pleasant outdoor space. With improvement, it could provide a useful and versatile area for seating, entertaining or landscaping."

Important Information

All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.