


FOR SALE
£175,000

A double fronted three bedroom semi detached in need of renovation

ADDRESS

53 Swan Street,
Netherton,
Dudley
DY2 9EQ

SIZE

120.18 m² (1,294 ft²)
Approx. gross internal floor area

KEY FEATURES

- + Semi detached house
- + Three bedrooms
- + Two bathrooms plus WC
- + Double fronted
- + In need of renovation
- + Two reception rooms
- + Kitchen diner
- + Utility room
- + Ground floor WC
- + Master bedroom with ensuite facilities
- + Rear garden
- + Cellar
- + Freehold

OVERVIEW

The property is a three bedroom double fronted end terrace house located in Netherton, Dudley.

The ground floor of the property comprises an entrance hallway providing access to the two reception rooms, a kitchen diner, utility room and a WC. There is a cellar in the basement. The first floor comprises three bedrooms with the master bedroom having ensuite facilities and a family bathroom. Externally, there is a good sized rear garden.

There are solar panels, which we are advised are owned and will be transferred on sale.

The property offers a great opportunity for someone to renovate and improve a spacious family home or buy to let investment.

LOCATION

The property is situated on Swan Street in Netherton, an established residential area within the Metropolitan Borough of Dudley in the West Midlands. The location benefits from a range of local amenities including

shops, supermarkets, schools, public houses and everyday services, with Dudley town centre approximately two miles to the north providing a wider selection of retail, leisure and commercial facilities.

The surrounding area offers access to several parks and recreational spaces, including the nearby Saltwells Nature Reserve and Netherton Reservoir, providing opportunities for walking and outdoor activities. The neighbouring towns of Halesowen, Brierley Hill and Stourbridge offer further shopping, employment and leisure facilities.

Transport connections are convenient, with access to the A461, A4036 and nearby M5 motorway, providing links to Birmingham, Wolverhampton and the wider West Midlands. Local bus services connect Netherton with surrounding towns, while railway services are available from nearby Cradley Heath.

Overall, Swan Street offers a convenient residential location combining established local amenities, recreational facilities and good regional transport connections.

CONTACT

Bradley Hever
+44 (0) 203 148 7500
property@rprs.co.uk

rprs.co.uk



ACCOMMODATION

Ground	56.52 m ²	608 ft ²
First	49.00 m ²	529 ft ²
Cellar	14.49 m ²	156 ft ²
TOTAL	120.18 m ²	1,294 ft ²

Approx. gross internal floor area

SERVICES

We understand the property has electricity, gas water and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

COUNCIL TAX

The property is rated B by Dudley Council. Interested parties should make their own investigations.

UNDERPINNING

We have been advised that the property was underpinned in circa 2006. We have not been provided any supporting paperwork due to the historic nature of the work, however, we have identified a building regulations application from the local council website, B06/30512.

TENURE

Freehold.

GUIDE PRICE

£175,000

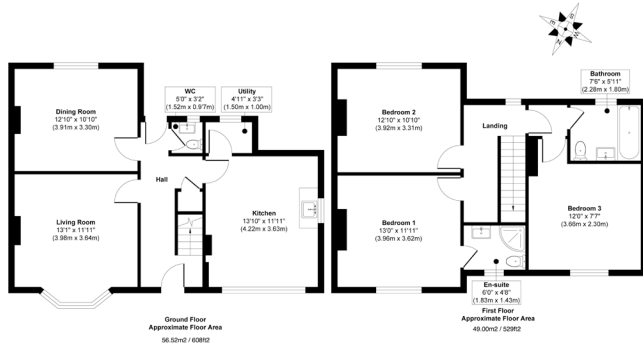
VIEWING

Please contact sole selling agents:

RPRS
0203 148 7500
property@rprs.co.uk

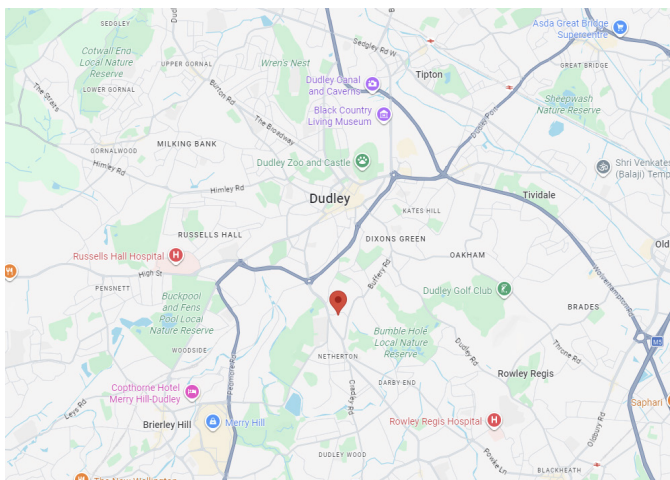


FLOOR PLANS



Approx. Gross Internal Floor Area 126.18m² / 1,3482

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Performance Certificate (EPC)

Full details available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.