

for sale
£210,000 Freehold

**Paul
Dubberley**



Laburnum Road Dudley DY1 4EP

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Property Description

Beautifully renovated throughout and presented in turn-key ready condition, this impressive three-bedroom semi-detached home offers stylish, modern living that is perfect for families, first-time buyers and those looking to move straight in with nothing to do.

The property enjoys attractive front gardens that create a welcoming first impression. Internally, the accommodation has been thoughtfully updated to a high standard, with bright and contemporary décor throughout. The spacious lounge provides the perfect place to relax, while the modern kitchen diner offers an excellent space for family life and entertaining, complete with room for laundry appliances for added convenience. A beautifully appointed family bathroom completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom, along with the added benefit of a separate W.C.

Externally, the property boasts lovely front and rear gardens, providing ample outdoor space to enjoy throughout the year. On-street parking is available to the front of the property.

Combining modern finishes, practical living space and a fantastic turn-key ready presentation, this superb home is ready for its next owners to move straight in and make it their own.

Early viewing is highly recommended.

On The First Floor

Hall Way

With stairs to the first floor

Living Room

13' 11" x 11' 11" (4.24m x 3.63m)

With electric fireplace

Kitchen / Diner

18' 3" x 8' 4" (5.56m x 2.54m)

With door to the garden

Family Bathroom

With shower over bath

Upstairs

Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

Bedroom Two

12' 5" x 9' 9" (3.78m x 2.97m)

Bedroom Three

8' 3" x 7' 11" (2.51m x 2.41m)

W/C

With toilet and sink

Outside

Outside

To The Front

With path to front door and grass area

To The Rear

With slabs, grass and a gate to the front of the property

Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks

Title register restrictions (WM615705):

- The owner is not permitted to use the property or any buildings on it for the manufacture, sale, or supply of alcoholic drinks.
- There are further rules contained in a 1995 document which limit certain activities on the land to protect the local area; the seller's solicitor will provide full details of these during the sale.







To view this property please contact Paul Dubberley on

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73 Great Bridge
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EPC Rating: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PTI105468

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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