



# Bloore King & Kavanagh

Sales & Lettings



**100 Parkes Hall Road**  
Dudley, DY1 3RW

**Offers Over £200,000**

## The Property

Offered with NO UPWARD CHAIN is this THREE BEDROOM SEMI-DETACHED property situated on Parkes Hall Road.

This family home is comprised over three floors and features: entrance hall, downstairs WC, kitchen, spacious lounge, two bedrooms and a bathroom to the first floor and a further bedroom with ensuite shower room to the second floor.

There is a large garden to the rear and side and the property has off road parking for two cars to the rear. 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 property has a block paved frontage leading to the front door

## Entrance Hall

With tiled floor and stairs rising to the first floor.

## Cloakroom

Downstairs WC featuring a low level WC and pedestal wash hand basin. Window to the front.

## Kitchen

A good range of eye and low level units incorporating: electric hob with extractor over and electric oven beneath. Space and plumbing for a washing machine and space for a fridge freezer. Window to the front.

## Lounge

A spacious lounge situated to the rear of the property overlooking the garden with double french door leading out.

## First Floor Landing

Doors to all first floor rooms and stairs leading up to the second floor.,

## Bedroom Two

Window to rear and laminate flooring.

## Bedroom Three

Window to front.

## Family Bathroom

Window to side. Three piece suite comprising: panelled bath with shower over, pedestal wash hand basin and low level WC.

## Landing

Door to master bedroom.



## Bedroom One

Dormer window to front. Storage cupboard.

## Ensuite Shower Room

Three piece suite comprising: tiled shower cubicle, pedestal wash hand basin and low level WC.

## Outside

FRONT: Block paved frontage with dropped curb parking for a vehicle.

REAR: Fully enclosed garden laid to lawn with seating area and rear access gate.

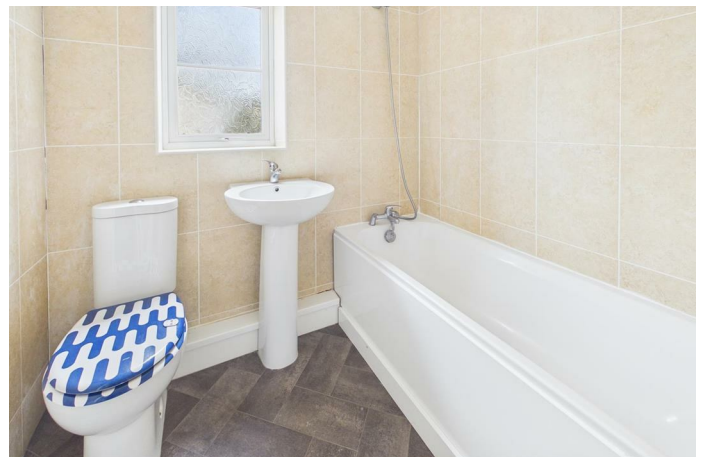
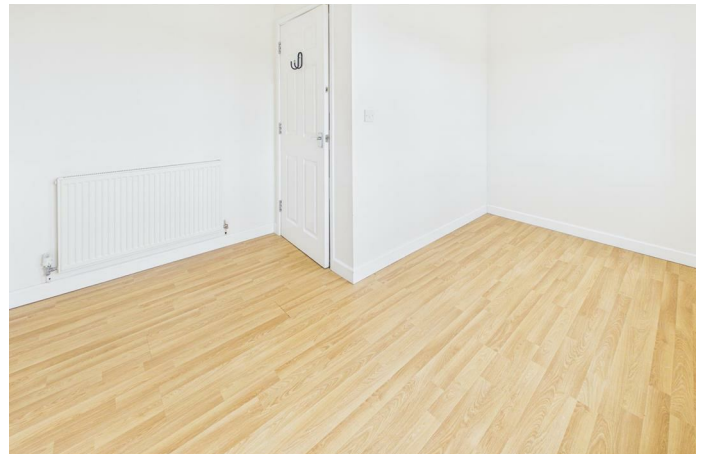
## Freehold

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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