



Penny Royal Close Dudley DY3 2PJ

for sale offers over
£200,000



Property Description

This appealing and significantly enhanced end-of-terrace home is situated in a sought-after residential area within a quiet cul-de-sac in Lower Gornal. The property is offered with no upward chain, providing move-in ready living spaces that are ideal for first-time buyers or those looking to downsize and occupy immediately. Featuring two spacious double bedrooms and a modern fitted kitchen, it also boasts a prime location with easy access to Milking Bank, local shops, Gornal Village, and various bus routes.

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.

Lounge

15' 6" x 12' 1" (4.72m x 3.68m)

Double glazed door to the side elevation, double glazed window to the front, electric fire with feature surround, central heating radiator.

Kitchen

12' x 10' 4" (3.66m x 3.15m)

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, washing machine, fridge/ freezer, breakfast island, central heating radiator, central heating boiler, double glazed window to the rear, double glazed door to the rear leading to garden.



First Floor

Landing

Bedroom One

12' x 8' 10" (3.66m x 2.69m)

Double glazed window to the front elevation, built-in storage cupboard, central heating radiator.

Bedroom Two

10' 6" x 9' 6" (3.20m x 2.90m)

Double glazed window to the rear, fitted wardrobes, central heating radiator.

Bathroom

Suite to comprise bath, wash hand basin, low level w.c., heated towel rail, extractor fan, double glazed window to the side elevation.

Outside

To the front of the property tarmac driveway giving off road parking, side access to rear garden. Rear garden lawned & paved patio area.

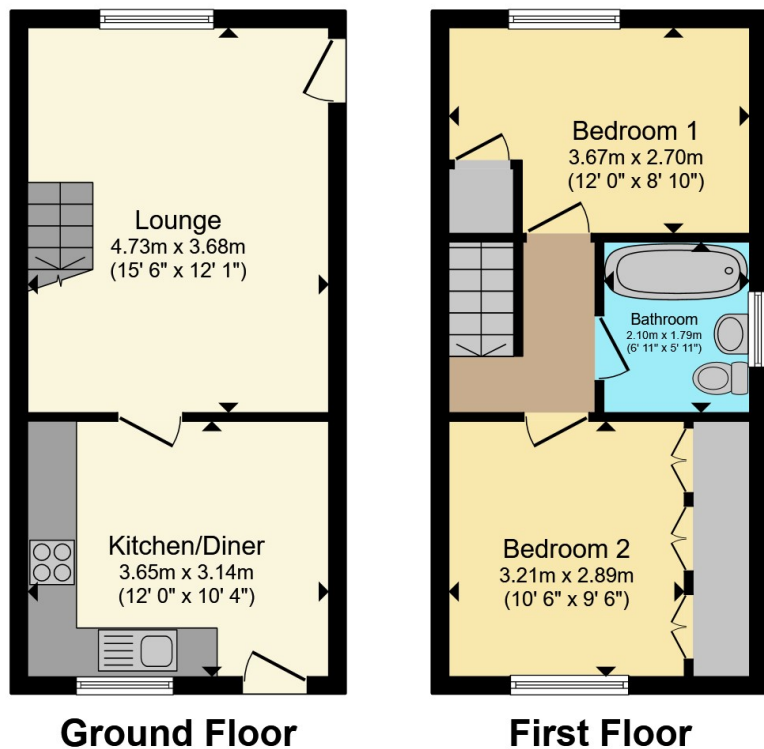
Private Right Of Way

There is a easement on the title, please enquire with the branch.

Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the Vendor of this property is an associate of an employee of the Connells Group





Total floor area 58.9 m² (634 sq.ft.) approx

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.propertybox.io

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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax
Band: B

Tenure: Freehold



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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