

for sale

offers over **£217,500** Freehold



Quarry Brow Dudley DY3 1UA

****A spacious and well-presented SEMI-DETACHED family home benefiting from 15ft DOUBLE FRONTED LIVING ROOM, DOWNSTAIRS WC and TWO DOUBLE BEDROOMS. Situated close to a range of LOCAL AMENITIES, excellent TRANSPORT LINKS and nearby LOCAL SCHOOLS****



Property Details

Entrance Hallway

UPVC front door; Laminate flooring

Living Room 15' 5" x 11' (4.70m x 3.35m)

Double glazed window to front and rear aspect; Cast iron gas stove; Laminate flooring; Central heated radiator

Kitchen 12' 7" x 9' 11" (3.84m x 3.02m)

Double glazed windows to front and side aspect; Wall and base units; Ceramic sink; Built in oven with electric hob; Extractor fan; Space and connections for washing machine; Central heated radiator; Laminate flooring; Storage cupboard (Pantry); Door to Garden

Downstairs W.C

Toilet; Laminate flooring; Central heated radiator

Landing

Double glazed window to rear aspect; Access to loft via retractable ladder; Airing cupboard containing Combi Boiler

Bedroom One 15' 10" x 9' 6" (4.83m x 2.90m)

Double glazed windows to front and rear aspect; Built in

wardrobes; Central heated radiator

Bedroom Two 9' 10" x 8' 2" (3.00m x 2.49m)

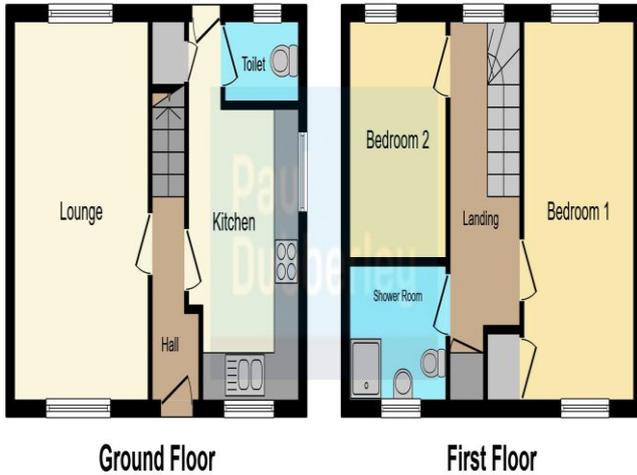
Double glazed windows to rear aspect; Central heated radiator

Shower Room

Double glazed window to front aspect; Fully tiled enclosed shower area; Tiled flooring; Tiled splashback to basin; Toilet; Ceiling spot lights; Central heated radiator

Rear Garden

Private garden on a spacious corner plot; Decking area; Outside tap; Timber built bar; Side access via gate



To view this property please contact Paul Dubberley on

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Property Ref: PBI104622 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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.localagent.com

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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