

for sale

offers over **£325,000** Freehold



## Sledmore Road Dudley DY2 8DX

\*Spacious four-bedroom semi-detached family home offering two reception rooms and a superb open-plan kitchen and living area. Providing versatile accommodation throughout and ideally situated close to popular schools, local amenities and excellent transport links. Available with no upward chain.\*



# Property Details

## Agents Note

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

## Hallway

**Reception Room** 10' 10" x 10' 10" ( 3.30m x 3.30m )

**Kitchen/Diner/Living Room** 21' 4" x 19' 8" ( 6.50m x 5.99m )

## Shower Room

**Bedroom Four** 13' 5" x 6' 7" ( 4.09m x 2.01m )

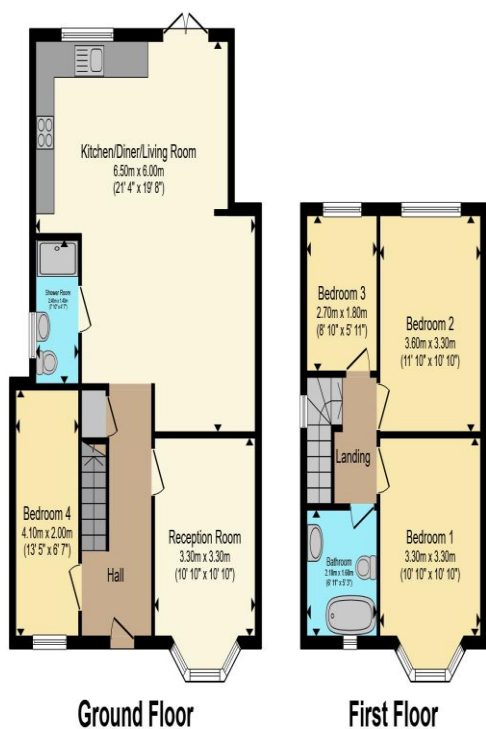
## Landing

**Bedroom One** 10' 10" x 10' 10" ( 3.30m x 3.30m )

**Bedroom Two** 11' 10" x 10' 10" ( 3.61m x 3.30m )

**Bedroom Three** 8' 10" x 5' 11" ( 2.69m x 1.80m )

## Bathroom



Total floor area 113.1 m<sup>2</sup> (1,218 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](http://www.propertybox.io)



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BILSTON WV14 0AX

Property Ref: PBI104996 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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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