

Hillman Drive,Dudley DY2 7TR

shipways

welcome to

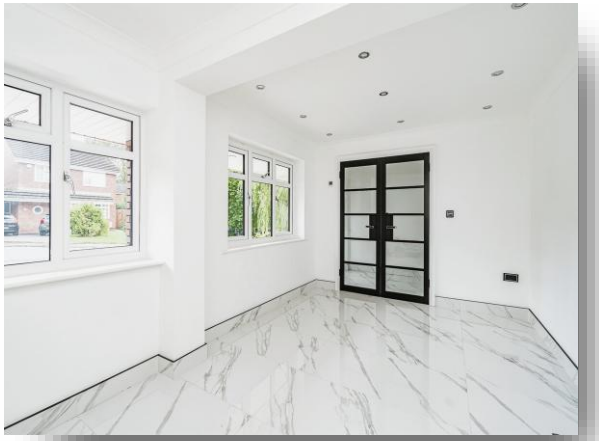
Hillman Drive, Dudley

This stunning four bedroom detached family home located in a quiet cul-de-sac within a popular residential area is not one to be missed, benefiting from under floor heating to the ground floor, double glazed windows throughout and a landscaped rear garden.



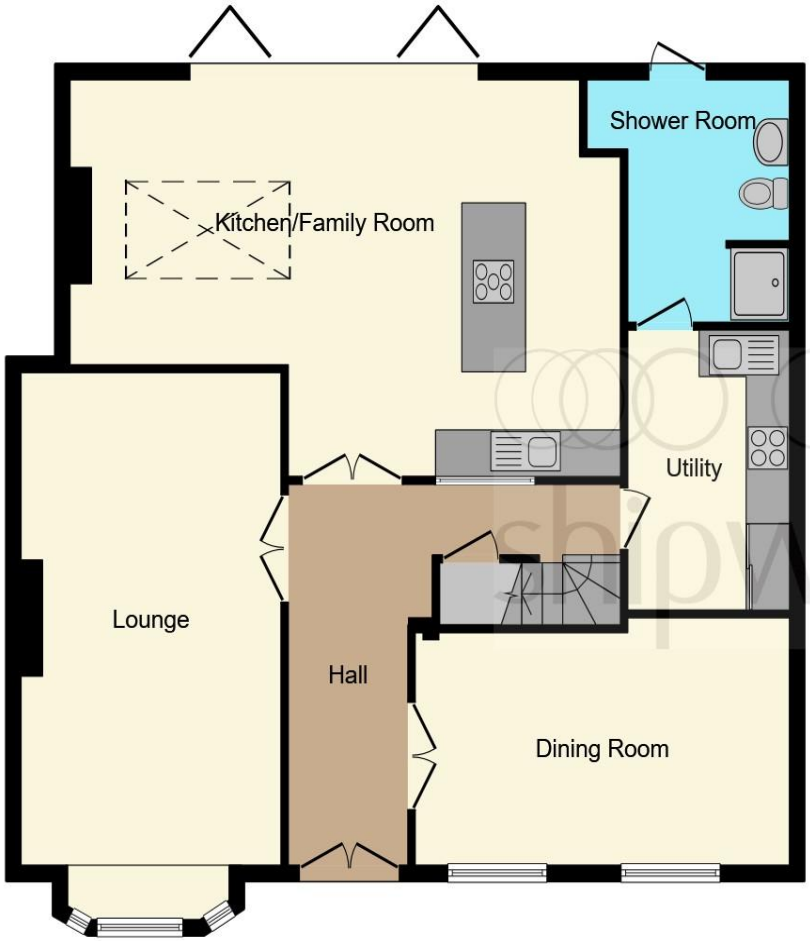












Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Agents Notes

Front

Lounge
21' 1" x 11' 10" (6.43m x 3.61m)

Dining Room
17' 1" x 10' 5" (5.21m x 3.17m)

Kitchen/ Lounge
24' 10" x 16' 7" (7.57m x 5.05m)

Utility Room
12' 1" x 7' 2" (3.68m x 2.18m)

Downstairs Shower Room
10' 5" x 3' 10" (3.17m x 1.17m)

Landing

Bedroom One
11' 9" x 10' 10" (3.58m x 3.30m)

En-Suite

Bedroom Two
11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom Three
9' 8" x 7' 10" (2.95m x 2.39m)

Bedroom Four
9' 7" x 7' 7" (2.92m x 2.31m)

Bathroom

Rear Garden

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Hillman Drive, Dudley

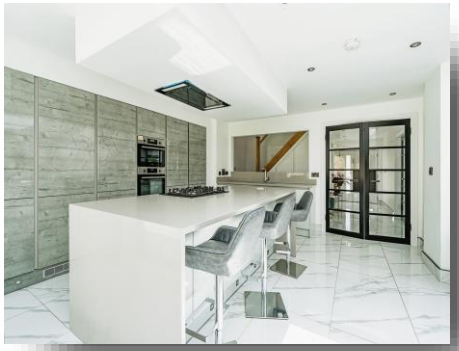
- Detached family home
- Four bedrooms
- En-suite to master
- Utility
- Under floor heating

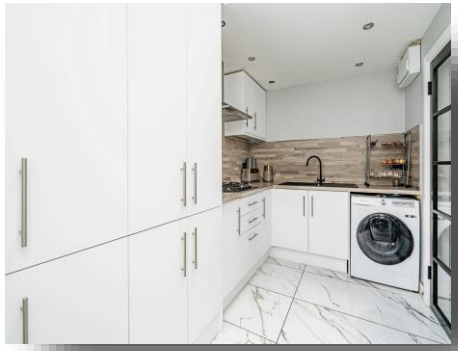
Tenure: Freehold EPC Rating: C
Council Tax Band: E

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

offers over

£525,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DLY105633 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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