PTN Estates

Residential Sales & Lettings

23 Brookdale, , Dudley, DY3 2HE

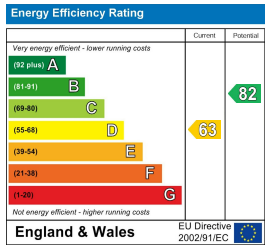
£950 Per month

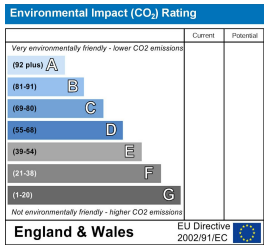
This delightful end-terrace house offers a perfect blend of comfort and practicality. The property features two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a cosy home.

Upon entering, you are welcomed into an attractive lounge. The fitted kitchen is equipped with essential appliances, including an oven, hob, extractor, and a fridge freezer. Additionally, the ground floor boasts a convenient WC and a utility cupboard, providing ample storage space.

One of the standout features of this property is the charming small conservatory, which offers a lovely spot to enjoy the garden views throughout the seasons. The tiered rear garden presents a wonderful outdoor space.

The house benefits from gas central heating and UPVC double glazing,





Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephensons or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.