



**7 Shrewsbury Place**  
**Dudley, DY1 4FG**

**Offers In The Region Of £230,000**



### Entrance Hall

Stairs leading to first floor accommodation. Doors leading to downstairs WC and open plan fitted kitchen and living space.

### Downstairs Wc

Low level flush WC and pedestal wash hand basin installed. Vinyl flooring.

### Open Plan Fitted Kitchen & Living Space

Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in four ring gas hob with extractor over, integral electric oven/grill and plumbing for a freestanding washing machine. Ideal boiler housed in wall cupboard. Partly tiled walls with tiled flooring. Window to front, and then opening into living space. Under stairs storage available with two French patio doors opening to the rear of the property.

### Landing

Doors to all upstairs rooms.

### Bedroom One

Windows to front. Built in over stairs store.

### Bedroom Two

Window to rear.

### Bedroom Three

Window to rear.

### Refitted Family Shower Room

Three piece bathroom suite comprising of; separate double shower cubicle with mains fed shower unit installed within, vanity unit wash hand basin and low level flush WC. Heated towel rail. Partly tiled walls and tiled flooring. Built in extractor with window to side.

### Rear of Property

Rear garden mainly laid to Astroturf with a small patio area on entry and a shed. Side access available.

### Associated Fees

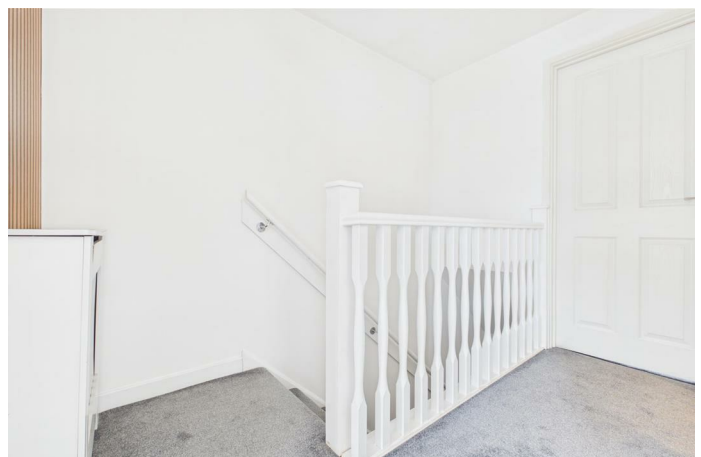
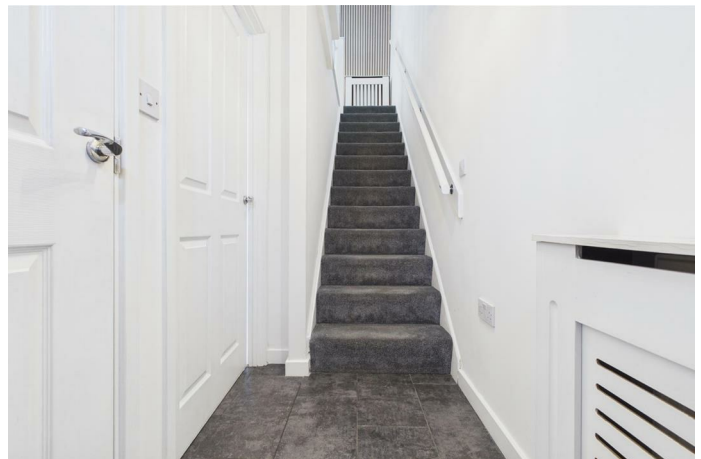
We have been notified there is a monthly service charge in place. TBA.

### Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

### Brochure Declaration

**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus,



equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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