



33 Southerndown Road, Dudley, DY3 3NB

We are delighted to offer For Sale this semi detached house which is in need of modernisation. Situated upon the highly sought-after Brownswall Estate, an early inspection of this family home which offers both size and convenience is a must. Ideally situated close to a range of local amenities, including popular schools and shops, the accommodation comprises of a lounge, dining room, kitchen, lobby and side passageway to the ground floor, three bedrooms and bathroom to the first floor. The property benefits further from a gas central heating system, double glazing, garage, off road parking and generous rear garden.

Council Tax Band C
Epc Band Tbc

Offers Around £275,000

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Entrance Door

Being Double glazed and opens into the porch.

Porch

Having door opening into the reception hall.

Reception Hall

13'5" x 6'2" (4.1m x 1.9m)

Having a staircase to the first floor landing, understairs storage, doors to the lounge, dining room and kitchen.

Lounge

13'1" max 10'9" min x 11'1" (4.0m max 3.3m min x 3.4m)



Having a double glazed window to the front, radiator, part wooden panelling and wall light points.

Dining Room

13'9" max 10'9" min x 11'1" (4.2m max 3.3m min x 3.4m)



Having a double glazed window to the rear, feature fire surround with marble effect backing and hearth with gas fire, radiator and wall light points.

Kitchen

11'5" x 6'10" (3.5m x 2.1m)



Having wall and base cabinets with work surface over, single drainer sink unit with mixer tap, space for domestic appliance, plumbing for washing machine, radiator, tiled walls, double glazed window to the rear, double glazed door to the side that opens into a rear lobby.

Rear Lobby

6'10" x 2'7" (2.1m x 0.8m)

Having a shower area, tiled walls, wall mounted shower and a door giving access to the side passageway.

Side Passageway

23'7" x 3'3" (7.2m x 1.0m)

Having a double glazed doors to the front and rear with a further door giving access to the garage.

First Floor Landing

7'6" x 6'2" (2.3m x 1.9m)

Having doors to the bedrooms and bathroom.

Bedroom One

13'9" max 11'1" min x 11'5" (4.2m max 3.4m min x 3.5m)



Having double glazed window to the front and a radiator.

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Bedroom Two

11'5" x 10'9" (3.5m x 3.3m)



Having a double glazed window to the rear and radiator.

Bedroom Three

9'2" x 7'2" (2.8m x 2.2m)



Having a double glazed window to the front, radiator and door to storage cupboard.

Bathroom

9'2" x 6'10" (2.8m x 2.1m)



Having a white suite comprising of a panel bath, pedestal wash hand basin, W/c, part tiled walls, doubler glazed window to the rear, radiator , door to airing cupboard and access to the loft space.

Outside

Having a driveway providing off road vehicular parking and door to the side passageway.

Garage

Having a remote up and over door tot he front and a door to the side.

Rear Garden

Having a paved patio area with steps up to the raised lawn area.

Rear Elevation

Tenure - Not Verified

The owner states the property is freehold however all interested parties should obtain verification through their solicitor.

Council Tax

Dudley - Band C.

Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer

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stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

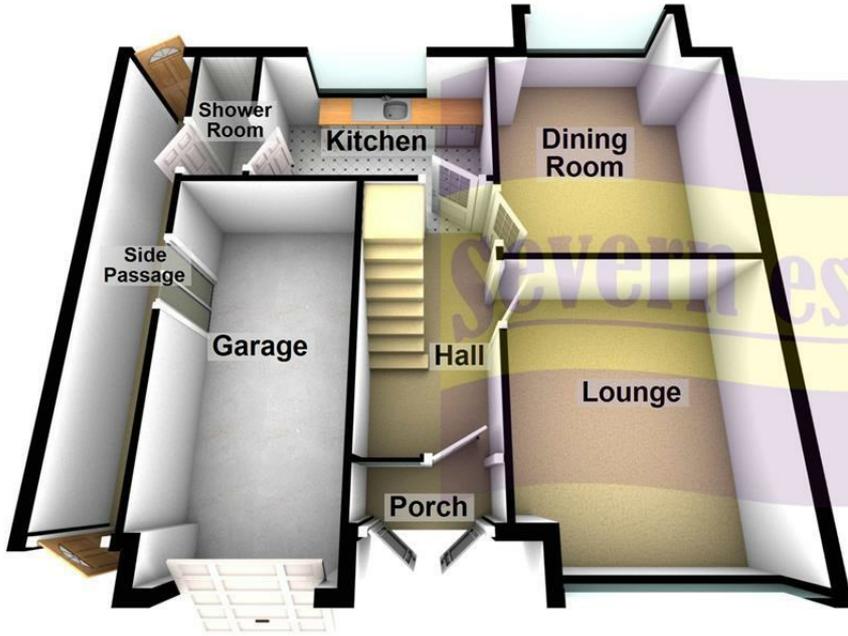
MISREPRESENTATION ACT - PROPERTY
MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

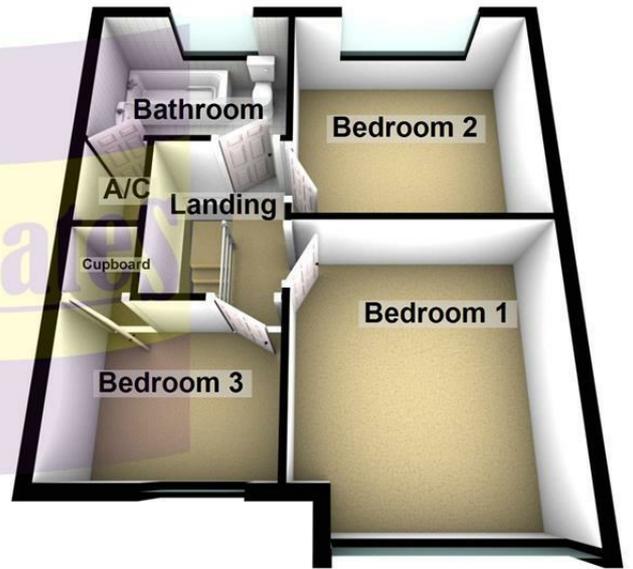
RP-27.09.25-V1



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	