



Hallchurch Road, Dudley DY2 0TH

welcome to

Hallchurch Road, Dudley

**** IDEAL FIRST TIME PURCHASE OR INVESTMENT ** GATED DRIVEWAY ** LOUNGE AND DINING AREA ** W.C ** TWO BEDROOMS ** FAMILY BATHROOM ** SECURE REAR GARDEN ****



Agent Note

This property is council tax band A.

Entrance Hall 'snug'

9' 9" x 9' 7" excluding recess. (2.97m x 2.92m excluding recess.)

Double glazed door & window to front, central heating radiator, storage cupboard.

Lounge

15' 11" x 11' 10" (4.85m x 3.61m)

Double glazed window to front.

Dining Room

9' 11" x 7' 9" (3.02m x 2.36m)

Double glazed patio doors to rear.

Kitchen

12' 11" x 9' 9" (3.94m x 2.97m)

Double glazed rear facing window & door to side, range of wall & base units with worktops over, sink & drainer, cooker hood, plumbing for washing machine & dishwasher, boiler.

Landing

Double glazed rear facing obscure window.

Bedroom 1

11' 10" x 10' (3.61m x 3.05m)

Double glazed rear facing window, storage cupboard.

Bedroom 2

12' 6" x 9' 11" (3.81m x 3.02m)

Double glazed rear facing window, storage cupboard.

Bathroom

Double glazed rear facing obscure window, wash hand basin, low level flush w/c, bath, shower.

Front Garden

Graveled driveway, gated, fence surrounds, step up to front door.

Rear Garden

Patio, steps to lawned area, pathway.

Parking

Driveway.



view this property online shipways.co.uk/Property/DLY106226



welcome to

Hallchurch Road, Dudley

- Gated driveway
- Lounge and dining area
- W.C
- Two bedrooms
- Family bathroom

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/DLY106226



Property Ref:
DLY106226 - 0004

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk