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7 Quarry Road
Netherton, Dudley,
West Midlands
DY2 0EL

Offers In The Region Of £250,000



Ideal for young families and first time buyers. Quarry Road is a well presented and extended three bedroom terraced property sat in a highly sought after location. This impressive family home finds itself well placed for access to local schools, good transport links and near an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, a front facing lounge with bay window, a second reception area which has been used and sitting room/playroom, ground floor w.c., utility room and a truly impressive and open kitchen/diner with patio doors leading out to rear. Heading upstairs is pleasant landing, two good sized double bedrooms, a spacious third bedroom and the house bathroom.

Externally the property offers off road parking to frontage via the block paved driveway and side access to rear. At the rear of the property is a landscaped garden with paved seating area near to property and space for sheds at the base of the garden. AF 13/11/26 V1 EPC=C




MARMITE
COLMAN'S MUSTARD
CUPCAKES
ICE CREAM


PIG WHISTLE
DAD'S BEU
OXO
Rowntree's
JELLIES
MARMITE
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HOME

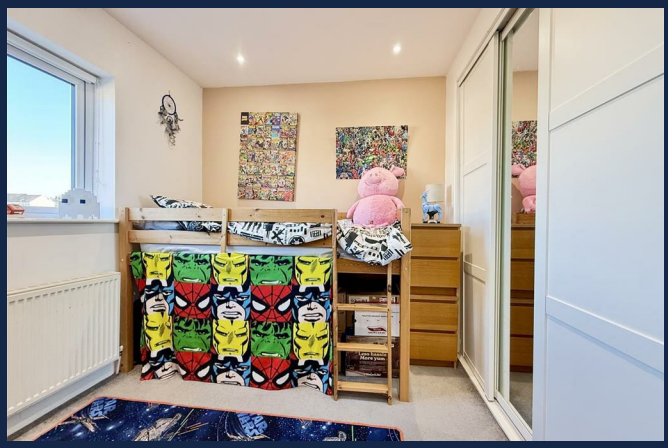










Approach
Via block paved driveway, footpath to the rear of the property, front mature borders, composite double glazed front door with double glazed inserts into entrance hall.

Entrance hall
Ceiling light point, central heating radiator.

Lounge 13'9" x 13'1" (4.2 x 4.0)
Double glazed bay window to front, ceiling light point, central heating radiator, storage cupboard under stairs.

Second reception room 8'10" x 10'5" (2.7 x 3.2)
Ceiling light point, central heating radiator, access to utility and downstairs w.c., wood effect vinyl flooring, open access to kitchen.

Utility room 5'2" x 4'11" (1.6 x 1.5)
Ceiling light point, wall mounted extractor, wall unit, work surface, under counter fridge, washing machine, vinyl tiled flooring, central heating towel radiator.

Downstairs w.c.
Ceiling light point, wall mounted extractor, low level flush w.c., wash hand basin in vanity unit, tiled splashback, vinyl tile flooring.




ideal







Kitchen diner 17'0" x 11'1" (5.2 x 3.4)
Three velux double glazed windows, composite door to shared side access, double glazed patio door to rear, double glazed window, two ceiling light points, range of wall and base units with stone effect worktop, four ring burner, extractor, stainless steel one and a half bowl sink and drainer, space for dishwasher, built in double oven, built in freezer and fridge, central heating radiator, tiled effect vinyl flooring.

First floor landing
Ceiling light point, access to bedrooms and bathroom.

Bedroom one 8'10" min 11'1" into bay x 11'1" (2.7 min 3.4 into bay x 3.4)
Double glazed bay window to front, ceiling light point, central heating radiator, built in storage and wardrobes.

Bedroom two 10'2" x 8'2" (3.1 x 2.5)
Double glazed window to rear, ceiling spotlights, built in wardrobes with sliding doors, central heating radiator.

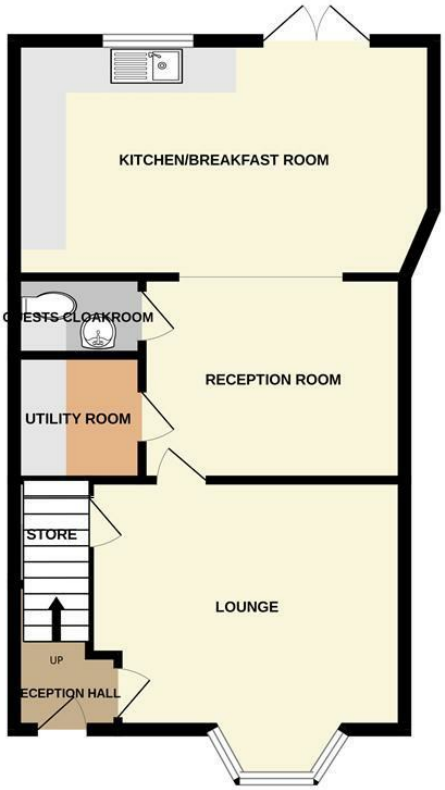
Bedroom three 7'10" x 8'6" (2.4 x 2.6)
Double glazed obscured window to rear, ceiling light point, central heating radiator.

Bathroom
Double glazed obscured window to front, ceiling light point and spotlights, wall mounted extractor, shower cubicle with tiled walls and twin shower attachment, central heating towel radiator, low level flush w.c., wash hand basin with splashback tiling, vinyl tiled flooring,

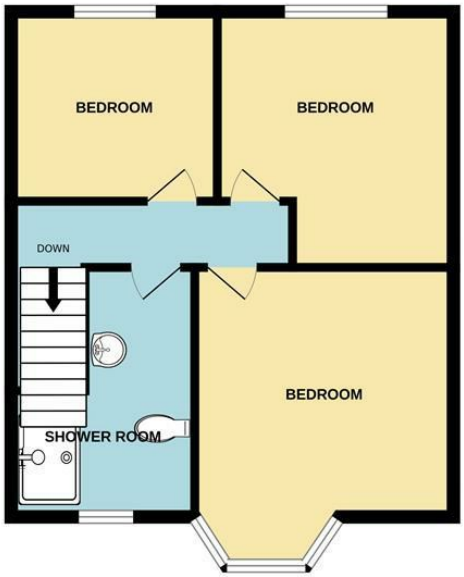
Rear garden
Paved seating area, mature borders to surround, paved stepping stone footpath through lawn to second paved area, space for two sheds and gated access at rear.

Tenure
References to the tenure of a property are based

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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