



Bennett Avenue, Dudley DY1 4NX

welcome to

Bennett Avenue, Dudley

**** SPACIOUS REFURBISHED THREE BEDROOM EXTENDED FAMILY HOME ** TWO RECEPTION ROOMS ** CONSERVATORY ** RECENTLY FITTED KITCHEN ** UTILITY ** CLOAKROOM/W.C ** RECENTLY FAMILY BATHROOM ** WELL-MAINTAINED SECURE REAR GARDEN ** DRIVEWAY ** NO ONWARD CHAIN ****





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Lounge

14' 3" x 12' 4" (4.34m x 3.76m)

Dining Room

12' 4" x 11' 7" (3.76m x 3.53m)

Conservatory

Fitted Kitchen

12' 2" x 7' 6" (3.71m x 2.29m)

Utility Room

7' 9" x 5' 8" (2.36m x 1.73m)

Landing

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom Two

11' 7" x 10' 2" (3.53m x 3.10m)

Bedroom Three

8' 5" x 8' 2" (2.57m x 2.49m)

Bathroom

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- Recently refurbished & extended three bedroom semi-detached family home
- Two reception rooms
- Conservatory
- Recently fitted kitchen with utility
- Downstairs cloakroom/w,c and a recently fitted upstairs family bathroom

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

Please be advised a historical mine entry has been identified in proximity to this property. We advise you to seek legal representation on this matter prior to making an offer.

Coal authority mining reports are available on request.

Please note a sale has recently fallen through on this property due to the mine search results.

£275,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/DLY105780



Property Ref:
DLY105780 - 0009

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.

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