

for sale

£220,000



## Spring Parklands Dudley DY1 2DL

**\*\*A SEMI DETACHED FAMILY HOME SET ON THE POPULAR SPRING PARKLANDS ESTATE BENEFITING FROM NO UPWARD CHAIN\*\*** Briefly comprising two reception rooms, kitchen, three bedrooms, bathroom, garage, off road parking and rear garden.

# Spring Parklands Dudley DY1 2DL

## Entrance Hall

Double glazed door to the front, double glazed window to the side.

## Lounge

14' 1" x 10' 10" ( 4.29m x 3.30m )

Double glazed window to the front, stairs to first floor accommodation, understairs storage cupboard, central heating radiator.

## Dining Room

13' x 10' 2" ( 3.96m x 3.10m )

Double glazed window to the rear elevation, electric fire with brick built surround, central heating radiator.

## Kitchen

9' 10" x 7' 3" ( 3.00m x 2.21m )

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit, plumbing for washing machine, space for domestic appliances, double glazed window to the rear, double glazed window to the side elevation, double glazed door to the rear leading to garden.



## First Floor

### Landing

Double glazed window to the side.

### Bedroom One

14' 3" x 10' 5" ( 4.34m x 3.17m )

Double glazed window to the front, central heating radiator.

### Bedroom Two

11' x 7' 3" ( 3.35m x 2.21m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

10' 6" x 10' ( 3.20m x 3.05m )

Double glazed window to the rear, central heating radiator.

### Shower Room

Shower cubicle with main shower, wash hand basin, low level w.c., tiling, double glazed window to the rear.

## Outside

To the front of the property tarmac driveway giving off road parking, lawned area, side access to rear garden. Rear garden having paved patio area, lawned area with various shrubs & borders, greenhouse.

### Garage

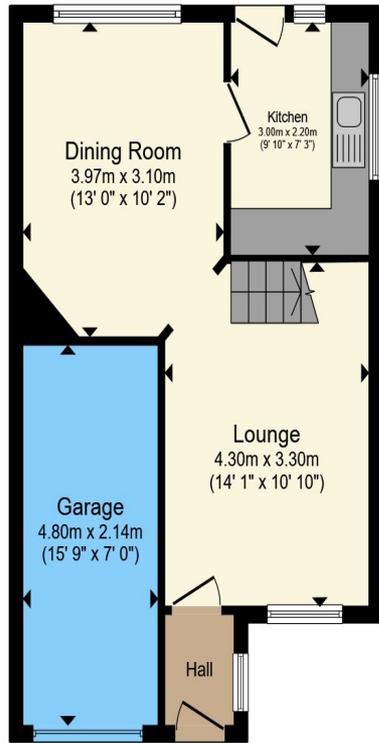
15' 9" x 7' ( 4.80m x 2.13m )

Up & over door to the front.

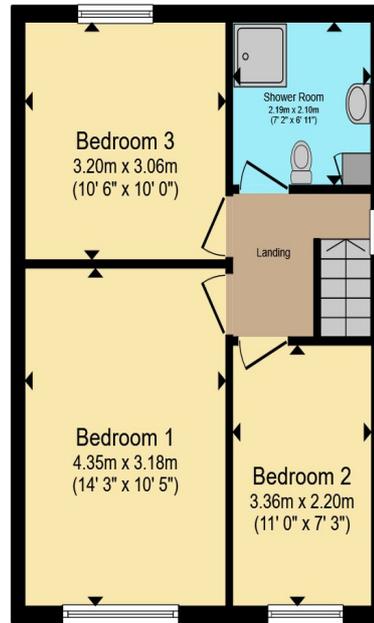
### Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the Vendor of this property is an associate of an employee of the Connells Group





**Ground Floor**



**First Floor**

Total floor area 87.3 m<sup>2</sup> (940 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD313676 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/DUD313676](http://connells.co.uk/Property/DUD313676)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)