



**Alpine Drive, Netherton
Dudley, DY2 0JH**

£250,000



A substantial FOUR bedroom semi-detached property occupying a pleasant position in a popular residential area local to a range of amenities. This impressive home has been well maintained throughout and has been extended to provide good family accommodation.

This delightful residence benefits from numerous noteworthy features including: a spacious living room with sliding patio doors out, a fitted dining kitchen, modern first floor shower room, four bedrooms, off road parking plus garage and an enclosed rear garden. The property is centrally heated and double glazed.

Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

Approach By way of tarmac driveway providing off road parking for numerous vehicles past fore garden.

Reception Hall Having under stairs cupboard and central heating radiator.

Living Room 17' 5" x 12' 7" (5.30m x 3.83m) Having coal effect gas fire with marble type surround, hearth and fireplace, two wall light points, central heating radiator and double glazed sliding patio door to the rear garden.

Kitchen 11' 7" x 11' 4" (3.53m x 3.45m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine and range of fitted wall cupboards. Ceramic wall tiles, central heating radiator and double glazed window.

Landing Having loft hatch for access.

Bedroom One 18' 0" x 8' 2" (5.48m x 2.49m) Having fitted wardrobes, loft hatch for access, central heating radiator and two double glazed windows.

Bedroom Two 11' 7" x 9' 4" (3.53m x 2.84m) Having ceiling spot lights, central heating radiator and double glazed window.

Bedroom Three 11' 9" x 8' 8" (3.58m x 2.64m) Having range of built in wardrobes, central heating radiator and double glazed window.

Bedroom Four 8' 1" x 7' 2" (2.46m x 2.18m) Having fitted wardrobes, central heating radiator and double glazed window.

Shower Room 8' 0" x 7' 7" (2.44m x 2.31m) Having 'White' suite comprising: shower cubicle with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, airing cupboard, central heating radiator and double glazed window.

Garage 18' 7" x 8' 10" (5.66m x 2.69m) Having 'Up & Over' door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, block paved patio area, gated side access, numerous flowers and flowering shrubs.





TENURE: **Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: C

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

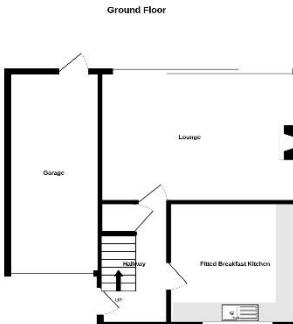




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Measurements are approximate. Sold as single. Illustrative purposes only.
M200001. Skitts 03/2024

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: