



**Dibdale Road,  
Dudley, DY1 2RX**

**£165,000**

**A substantial terraced property ideal as a first home or investment opportunity, situated in a popular residential area local to amenities including shops, schools and public transport services.**

This delightful property is well presented and tastefully decorated also offering a range of impressive and original features that must be seen. This two bedroom home benefits from central heating, uPVC double glazing, two reception rooms, a stylish kitchen, spacious first floor bathroom and an enclosed rear garden with three useful out buildings. Interior viewing is highly recommended.

**Council Tax Band A. Energy Rating C. Tenure FREEHOLD.**



**Sitting Room** 12' 9" x 12' 0" (3.88m x 3.65m) Having feature fireplace with open fire, central heating radiator, double glazed front door and double glazed window.

**Inner Hall** Having under stairs cupboard.

**Living Room** 13' 0" x 12' 5" (3.96m x 3.78m) Having feature briquette chimney breast, laminate flooring, central heating radiator and double glazed door to the rear garden.

**Kitchen** 10' 6" x 8' 3" (3.20m x 2.51m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with four ring gas hob and cooker hood. Plumbing for washing machine, ceramic wall and floor tiles and two double glazed windows.

#### **Landing**

**Bedroom One** 12' 9" x 12' 1" (3.88m x 3.68m) Having feature cast iron original fireplace, central heating radiator and two double glazed windows.

**Bedroom Two** 12' 0" x 9' 1" (3.65m x 2.77m) Having feature cast iron original fireplace, storage cupboard with loft hatch for access to boarded loft, central heating radiator and double glazed window.

**Bathroom** 10' 5" x 8' 0" (3.17m x 2.44m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall and floor tiling, storage cupboard and airing cupboard. Wall mounted Worcester combination boiler, heated towel rail and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, patio areas, cold water tap, numerous flowers and flowering shrubs. Three out buildings and gated side access.



**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: A**

**EPC RATING: C**

**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.

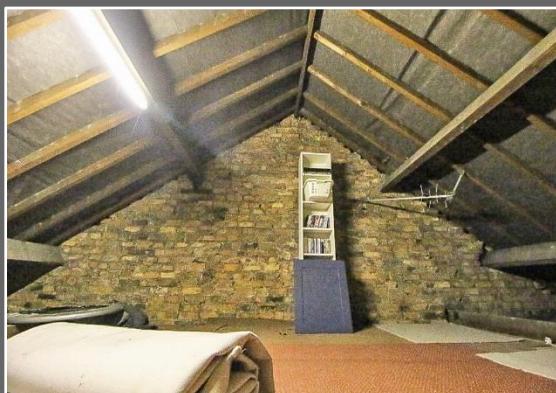
**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in 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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**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: .....**