



**Uplands Road,  
Dudley, DY2 8BA**

**£180,000**



**A semi-detached property with three bedrooms situated in a popular residential area offered for sale with no upward chain. This pleasant family home offers good accommodation and benefits from central heating, double glazing, two reception rooms, a modern bathroom, a useful downstairs WC and a private rear garden.**

**A range of amenities including shops, schools and public transport services are close to hand.**

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

**Approach** By way of steps past fore garden.

**Reception Hall** Having double glazed front door, laminate flooring, central heating radiator and double glazed window.

**Living Room** 12' 8" x 12' 7" (3.86m x 3.83m) Having central heating radiator and double glazed window.

**Dining Room** 10' 0" x 9' 2" (3.05m x 2.79m) Having central heating radiator and double glazed french doors to the rear garden.

**Kitchen** 10' 5" x 8' 8" (3.17m x 2.64m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring gas hob and cooker hood. Plumbing for washing machine, range of fitted wall cupboards, ceramic wall tiles, double glazed window, door leading out and archway to dining area.

**Utility Area** Having wall mounted combination boiler, double glazed door to front and rear. WC off: Having low flush WC.

**Landing** Having loft hatch for access, airing cupboard and double glazed window.

**Bedroom One** 13' 3" x 11' 6" (4.04m x 3.50m) Having built in wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 13' 1" x 9' 2" (3.98m x 2.79m) Having central heating radiator and double glazed window.

**Bedroom Three** 8' 8" x 7' 9" (2.64m x 2.36m) Having central heating radiator and double glazed window.

**Bathroom** 7' 6" x 5' 3" (2.28m x 1.60m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and two double glazed windows.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap and steps to further garden area.



**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: B**

**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.





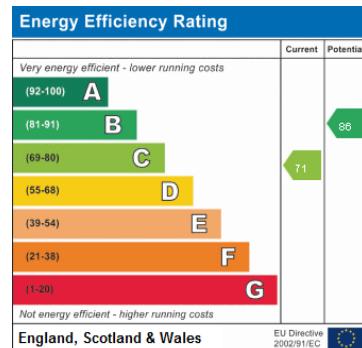
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken as a guide only and are not to scale. The floorplan is not to be used for legal purposes, construction, planning or any measurement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor and agent accept no responsibility for any inaccuracies contained within this floorplan and its guarantee as to their operability or efficiency can be given.

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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: .....