



**Blue Coat Drive,  
Dudley, DY2 7AQ**

**£200,000**



A modern semi-detached property situated in a particularly delightful cul-de-sac location in a popular residential area. This extremely well presented home with two double bedrooms has been maintained throughout to a high standard and must be seen to be appreciated. This impressive home is tastefully decorated and thought to be an ideal first home.

The property offers spacious and stylish accommodation benefiting from central heating, double glazing, off road parking and a delightful rear garden with patio area, decking area, lawn area and gated side access. This impressive residence is tastefully decorated throughout and interior viewing is HIGHLY recommended.

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

**Approach** By way of block paved driveway providing off road parking for two vehicles past lawn fore-garden.

**Reception Hall** Composite front door, laminate flooring, under stairs storage and central heating radiator.

**Downstairs WC** Having low flush WC, wash hand basin built into vanity unit, ceramic wall tiling, central heating radiator and double glazed window.

**Living Room** 14' 4" x 13' 0" (4.37m x 3.96m) Feature chimney breast, laminate flooring, central heating radiator and double glazed French doors leading out to the rear garden.

**Kitchen** 10' 8" x 6' 5" (3.25m x 1.95m) 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 a washing machine, range of fitted wall cupboards, cupboard housing combination boiler, central heating radiator and double glazed window.

**Landing** Loft hatch for access.

**Bedroom One** 13' 6" x 10' 4" (4.11m x 3.15m) Central heating radiator and two double glazed windows.

**Bedroom Two** 13' 2" x 10' 2" (4.01m x 3.10m) Built-in storage cupboard, central heating radiator and two double glazed windows.

**Bathroom** 6' 9" x 6' 3" (2.06m x 1.90m) Having White suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, shaver point, Chrome heated towel rail and double glazed window.

**Rear Garden** Enclosed and private from neighbouring properties, paved patio area, cold water tap, neat lawn area, timber decking area, garden shed 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:** B

**EPC RATING:** B

**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.

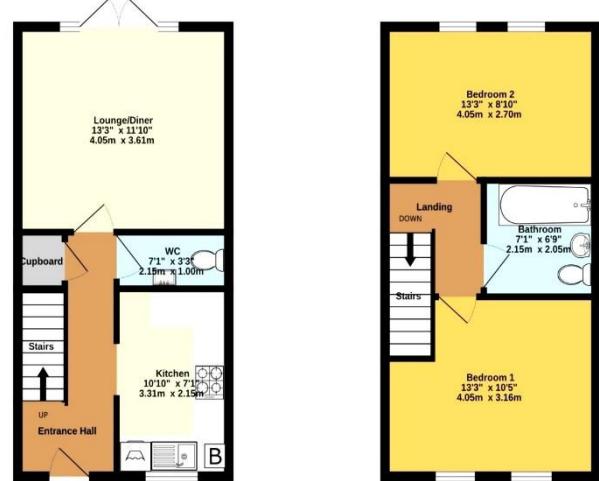




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**PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE**

**SIGNED : .....**

**DATE: .....**