



**Laburnum Road,
Dudley, DY1 4EP**

£280,000



This stunning semi-detached home has been fully renovated to an exceptional and bespoke standard, offering spacious, stylish and beautifully presented accommodation that truly must be seen to be appreciated. Set within a popular residential area close to shops, schools and excellent transport links, the property combines modern luxury with everyday practicality, making it an ideal family home.

On arrival, a secure composite front door opens into an inviting reception hall, immediately showcasing the high quality finish found throughout. A luxurious ground floor shower room is located just off the hall and features a contemporary shower cubicle, built-in vanity unit with wash hand basin, low flush WC, heated towel rail and complimentary wall and floor tiling. The generous living area flows effortlessly into a bright and comfortable sitting area, which in turn provides access to a striking bathroom complete with a freestanding bath and shower fitting, built-in vanity unit, heated towel rail and stylish tiling.

The impressive dining kitchen offers a superb space for cooking and entertaining, fitted with quality units, worktops, wall cupboards, sink top, built-in oven, microwave and four-ring electric hob, along with space for an integrated fridge freezer. Flush ceiling spotlights enhance the contemporary feel and a double glazed door opens directly to the delightful rear garden.

A beautifully styled landing leads to the first-floor accommodation, where you will find a useful WC with built-in vanity unit, low flush WC and coordinating tiling, along with two well proportioned double bedrooms and a further single bedroom.

Outside, the rear garden provides an attractive and low-maintenance space ideal for relaxation and entertaining, featuring a high gloss ceramic patio area, neat lawn and gravel borders. A detached store offers additional convenience and practicality. To the front, a smart block-paved driveway provides valuable off road parking.

Finished to an outstanding standard throughout and ready to move straight into, this impressive home represents a superb opportunity. Early viewing is highly recommended - contact us today to avoid missing out!

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

Approach By way of block paved driveway providing off road parking.

Reception Hall

Downstairs Shower Room

Living Area 13' 11" x 12' 3" (4.24m x 3.73m)

Sitting Area 12' 3" x 7' 10" (3.73m x 2.39m)

Kitchen 15' 0" x 10' 2" (4.57m x 3.10m)





Downstairs Bathroom 8' 1" x 5' 10" (2.46m x 1.78m)

First Floor Landing

WC

Bedroom One 12' 2" x 11' 10" (3.71m x 3.60m)

Bedroom Two 12' 4" x 9' 9" (3.76m x 2.97m)

Bedroom Three 8' 7" x 7' 11" (2.61m x 2.41m)

Detached Store

Rear Garden

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.



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: 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.

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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.



