



**Langstone Road, Russells Hall  
Dudley, DY1 2NL**

**Offers in the Region Of £145,000**

**A spacious semi-detached family home offered for sale with no upward chain. Situated in a popular residential area local to a range of amenities including shops, schools and public transport services.**

**The property benefits from three bedrooms, two reception rooms, kitchen, a modern wet room, central heating, off road parking and a delightful rear garden.**

**The property requires some modernisation but offers great potential and must be seen to be appreciated. Mining report available upon request - CASH BUYERS PREFERRED.**

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



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

**Reception Hall** Having central heating radiator and single glazed window.

**Living Room** 12' 4" x 11' 7" (3.76m x 3.53m) Having gas fire with fireplace, central heating radiator and single glazed window.

**Kitchen** 8' 0" x 7' 9" (2.44m x 2.36m) Plumbing for washing machine, central heating radiator, door leading out and under stairs cupboard off.

**Landing** Having loft hatch for access.

**Bedroom One** 12' 5" x 10' 4" (3.78m x 3.15m) Having two wall light points, cupboard housing combination boiler, central heating radiator and single glazed window.

**Bedroom Two** 10' 9" x 10' 3" (3.27m x 3.12m) Having central heating radiator and single glazed window.

**Bedroom Three** 9' 5" x 7' 4" (2.87m x 2.23m) Having central heating radiator and single glazed window.

**Wet Room** 8' 3" x 7' 7" (2.51m x 2.31m) Having 'White' suite comprising: shower fitting, wash hand basin and low flush WC. Ceramic wall tiling, central heating radiator and double glazed window.

**Rear Garden** Having paved patio area, cold water tap, neat lawn area, brick built 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: 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.





**15 Dudley Street  
Sedgley  
DY3 1SA**

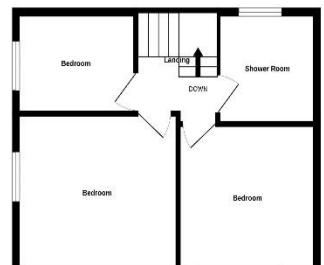
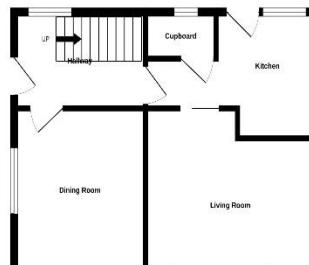
**01902 686868**

**sedgley@skitts.net**



Ground Floor

1st Floor



47 Langstone Road DY1 2Nl

Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metrups 12022

**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: .....**