



Dalvine Road
Dudley
DY2 0EG
£210,000



WK Property
130 Walsall Road
West Bromwich
B71 3HN
T: 0121 588 5666
W: www.wk-property.com



Dalvine Road

Dudley, DY2 0EG

This semi-detached residence is situated in the highly desirable area of Dudley Wood, Netherton. It offers the advantage of no upward chain, making it an excellent option for investors. The property is conveniently located near various amenities, including Netherton High Street, Merry Hill Centre, Russell's Hall Hospital, local schools, and transport links.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested Parties' personal data will be shared the Auctioneer (iamsold ltd)

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer information pack is provided, which you must view before bidding. The buyer is responsible for the pack fee. For the most recent information on the Buyer Information fee, please contact the iamsold team.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

FRONT ELEVATION

The property is situated on a corner plot, with two entrances one leading into the lounge and another leading into the entrance hall.

Entrance Hall

Having door to front elevation, stairs rising to first floor, gas central heating radiator and doors leading into

Lounge

10' 8" encorp recess x 33' 9" (3.25m x 10.29m) Double glazed window to front elevation, gas central heating radiator. Tiled flooring and spot lighting to ceiling.

Kitchen

9' 3" encorp recess x 19' 0" (2.82m x 5.79m) Having double glazed window to side elevation, a range of wall and base units with work surfaces over. Tiling to splash backs, sink/drainер. Electric oven and gas hob. Space for domestic appliances. Spot lighting to ceiling.

Utility Area

Having Gas central heating, laminate flooring and metal roller shutter.

Downstairs Cloakroom

Having double glazed window to side elevation, low level WC, wash hand basin, tiling to splash backs and laminate flooring.

FIRST FLOOR ACCOMMODATION

The landing is split into two areas first area has doors leading into three of the bedrooms and has double glazed window to side elevation and doors leading into

Bedroom One

10' 10" x 12' 10" (3.30m x 3.91m) Having double glazed window to side elevation, gas central heating radiator and laminate flooring.

Bedroom two

12' 10" x 10' 11" (3.91m x 3.33m) Having double glazed window to front elevation, gas central heating radiator and laminate flooring.

Bedroom Three

6' 9" x 7' 5" (2.06m x 2.26m) Having double glazed window to front elevation, gas central heating radiator and laminate flooring.

Landing two

Havi ng double glazed window to side elevation, gas central heating radiator. gas central heating boiler, access to loft room and doors leading into

Bedroom Four

8' 11" x 11' 8" (2.72m x 3.56m) Having double glazed window to side elevation, gas central heating and laminate flooring.

Bedroom Five

10' 9" x 12' 11" into recess (3.28m x 3.94m) Double glazed window to side elevation, gas central heating radiator and laminate flooring.

Bathroom

Bath with mixer shower over,wash hand basin, low level flushing WC. Full tiling to walls, laminate flooring, Double glazed window to side elevation and gas central heating radiator.

REAR ELEVATION

To the side of the property is off road parking and garden which is approached via gated entrance.