

# Rees Page



## 15 Gammage Street, Dudley, West Midlands, DY2 8XL

Conveniently situated for many of Dudley's amenities, and commute to surrounding areas. This period mid terraced freehold home is in need of comprehensive refurbishment but does benefit from no upwards chain, partial double glazing, and offers a great deal of future potential.

The accommodation comprises of two reception rooms, kitchen, two bedrooms, and bathroom, with garden to rear. Parking is on street.

Viewing is strictly by prior appointment via the agents. Offers are invited for consideration, cash offers would ideally be sought.

EPC = E

Offers Around

**£109,000**



### Entrance

Is made via a small walled frontage with steps up to a front door opening into

### Reception Porch

With a meter cupboard, ceiling light and further door into

### Reception Hall

With a ceiling light, coving and doors into



### Sitting Room

14' 0" into bay x 9' 0" max (4.27m x 2.74m)

With a double-glazed front bay window, ceiling light, coving, tiled fireplace with gas fire, meter cupboard and window cupboard.

### Dining Room

12' 5" max x 12' 3" (3.78m x 3.73m)

With a ceiling light, picture rail, gas fire with surround, rear window, stairs off, and door into



### Kitchen

8' 0" min x 7' 2" min (2.44m x 2.18m)

With an understairs cupboard, ceiling light, gas cooker supply point, sink unit, built in cupboard, side window and door to rear garden.

A door opens from the dining room to a staircase up to a first floor



### Landing

With side window on stairs, loft access hatch, ceiling light, and doors into

### Bedroom One

12' 5" x 11' 1" (3.78m x 3.38m)

With a double-glazed front window, ceiling light and picture rail.

## Bedroom Two

12' 2" x 9' 4" max (3.71m x 2.84m)

With a rear window, ceiling light, and a range of fitted cupboards/storage.

## Bathroom

8' 5" x 7' 2" (2.57m x 2.18m)

With a rear window, panel bath, pedestal wash basin, WC, built in cupboard and a ceiling light.

## OUTSIDE:

To the rear is a garden with patio, plus brick and timber construction outbuilding/store.

To the fore is a small, walled area with gate and steps to the front door.

## Location

The property is situated just south of Dudley town centre, thus convenient for its many amenities and equally road networks to surrounding areas.

From the Dudley Southern By-Pass, head north on Blowers Green Road, and then a left into Gammage Street and the property can be found after a short distance on the right.

For SATNAV please use the postcode DY2 8XL

## NB

The property is offered with no upwards chain. Offers are invited, cash offers are ideally sought. The property is in need of full and comprehensive refurbishment and modernisation.

Viewing is strictly by prior appointment via the agent.

**Title:** Freehold

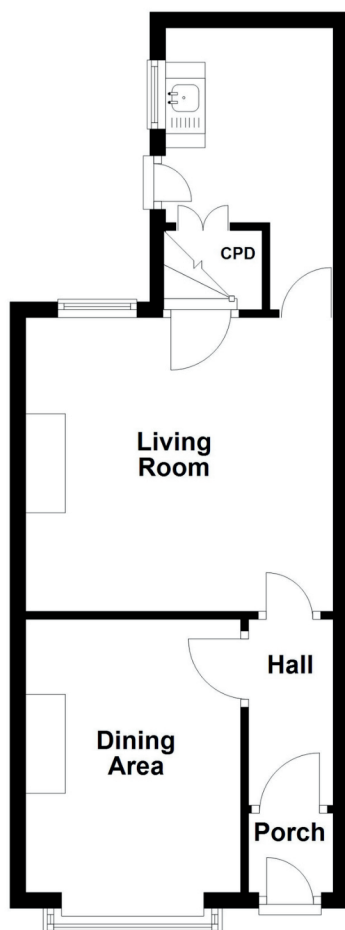
**Council Tax Band:** A

**Energy Performance Rating:** E

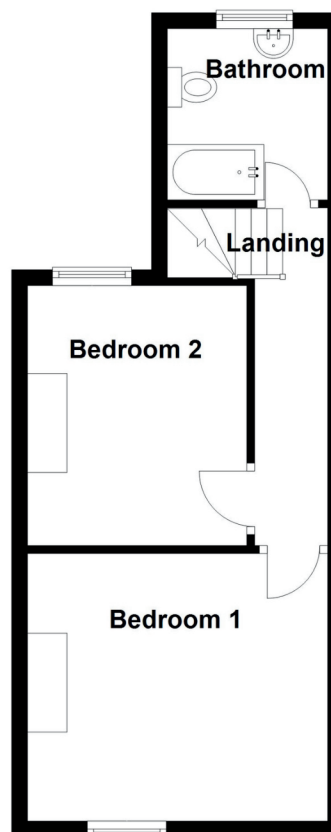


**Total Floor Area = 63 square metres**

**Ground Floor**



**First Floor**



**15 Gammage Street, Dudley**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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