

FOR SALE

£190,000 Freehold



## 32 Maple Road, Dudley, West Midlands. DY1 4HS

- THREE BEDROOMS
- KITCHEN/DINING ROOM
- OFF ROAD PARKING
- GENEROUS REAR GARDEN



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#### PROPERTY DESCRIPTION

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SELECT are proud to present this spacious three bedroom family home in a popular location.

Accommodation comprises; Entrance hall; Ground floor bathroom; Lounge; Kitchen/Dining Room; Three bedrooms and first floor shower room. The property has recently been redecorated and is available with NO UPWARD CHAIN. EPC - D; Council Tax Band - A.



## ROOM DESCRIPTIONS

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### ENTRANCE HALL

Stairs to first floor. Door to lounge and ground floor bathroom.

### GROUND FLOOR BATHROOM

5' 06" x 6' 02" (1.68m x 1.88m)

Double glazed window to side

Bath with shower over

Wash hand basin

WC

Tiled walls & floor

### LOUNGE

11' 11" x 14' 0" (3.63m x 4.27m)

Double glazed window to front

Electric fire & surround

Laminate floor

### KITCHEN/DINING ROOM

7' 03" x 18' 03" (2.21m x 5.56m)

2 Double glazed windows windows to rear

Double glazed door

Tiled Floor

Worcester Central Heating Boiler

Oven, Hob, Extractor

Space for washing machine & fridge

### FIRST FLOOR

#### BEDROOM 1

11' 08" x 11' 06" (3.56m x 3.51m)

Two windows to rear. Wrought iron style fireplace.

#### BEDROOM 2

12' 04" x 9' 09" (3.76m x 2.97m)

Window to front. Wrought iron style fireplace.

### BEDROOM 3

8' 03" x 6' 09" (2.51m x 2.06m)

Window to rear.

### SHOWER ROOM

5' 11" x 5' 01" (1.80m x 1.55m)

Window to front. Shower cubicle with electric shower.

Wash hand basin. WC. Tiled walls & floor.

### OUTSIDE

To the front of the property there is off road parking; gate to side giving access to the rear garden. To the rear there is a generous garden, mainly laid to lawn.

### GENERAL

#### MONEY LAUNDERING

In order that we comply with Money Laundering Regulations, all prospective buyers are required to provide the following information: Photo ID (either a Driving Licence or Passport), Proof of Address and Proof of Funds. All must be provided in person so that Select can verify documents supplied.

#### TENURE

We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

#### SERVICES

We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.





