

REDUCED

£175,000 Freehold



102 Warwick Road, Dudley, West Midlands. DY2 9LT

- PARKING FOR 3 CARS
- CLOSE TO LOCAL AMENITIES
- GARDEN FRONT AND REAR
- GAS CENTRAL HEATING



Select Property Management Ltd
120, High Street, Amblecote, Stourbridge, DY8 4DA

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PROPERTY DESCRIPTION

We are pleased to be instructed to market FOR SALE this two bedroomed semi detached property in NETHERTON. The property is within walking distance of shops, schools and main bus routes.

The property comprises of front lounge with bay window to front elevation, staircase to the first floor and a doorway leading to a good size kitchen/diner. The kitchen has a good selection of wall and base units in cream, integrated oven, hob and extractor hood, with a window looking out to the rear garden and a door to the side elevation. There is a small hall with WC off.

Upstairs are two good size double bedrooms, the front bedroom having built in wardrobes and window to front looking out to wooded area. The rear bedroom is another double with a window looking out over the rear garden.

The bathroom is fitted with a white suite and has an electric shower fitted over the bath and side window.

Outside there is ample parking for 3 to 4 cars, astro turf area to side and a raised garden area to the rear.

Viewing recommended by appointment only.

EPC - D COUNCIL TAX BAND A



ROOM DESCRIPTIONS

LOUNGE

4.700m x 3.680m (15' 5" x 12' 1")

KITCHEN

3.663m x 2.935m (12' 0" x 9' 8")

BEDROOM ONE

2.713m x 3.200m (8' 11" x 10' 6")

BEDROOM TWO

3.741m x 2.462m (12' 3" x 8' 1")

BATHROOM

1.703m x 1.303m (5' 7" x 4' 3")

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

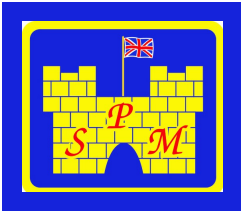
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

SERVICES

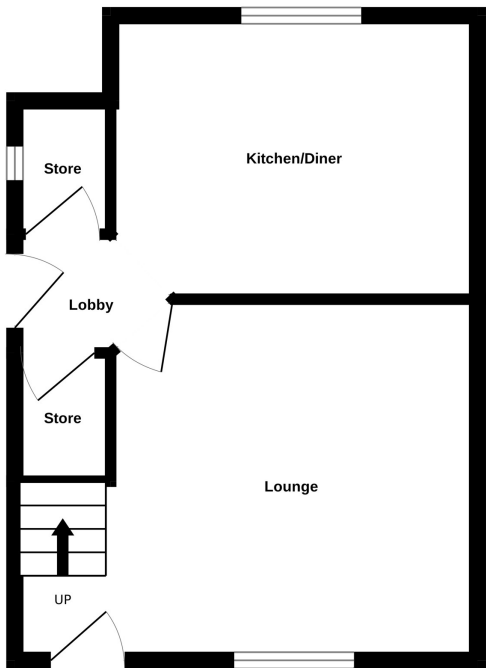
We are advised that all main services are connected, however none have been tested and buyers are advised to obtain confirmation via their solicitors prior to completion of the sale.



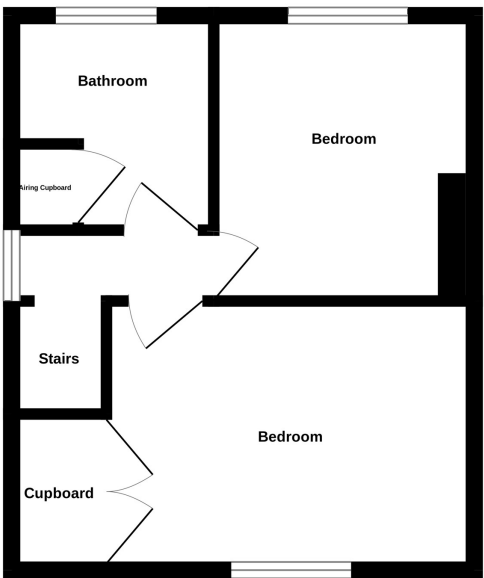
FLOORPLAN & EPC



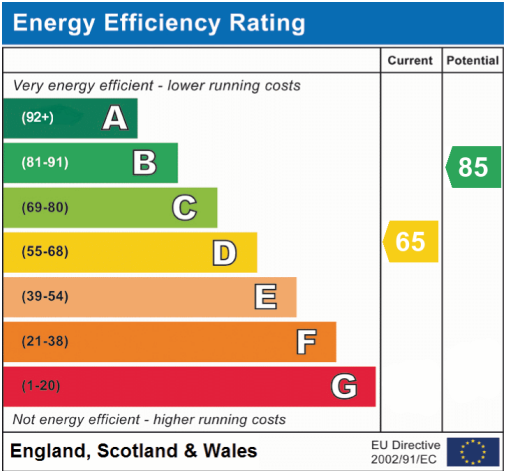
Ground Floor



1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only
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