

FOR SALE

£150,000 Freehold



2 Peartree Lane, Dudley, West Midlands. DY2 0QU

- CASH PURCHASE ONLY
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- GARDEN FRONT AND REAR
- THREE BEDROOMS
- DOWNSTAIRS WC



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

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PROPERTY DESCRIPTION

We are please to be instructed to offer FOR SALE this THREE bedroom terrace property. The property benefits from having off road parking and being close to both Merry Hill and Dudley and all major bus routes.

The property is in good condition and well presented and comprises of a main entrance hall leading to lounge with bay window looking out to the front of the property and handy storage under the stairs. We then have the kitchen which is fitted out with a good selection of wall and base units in cream with contrasting worktops, integrated oven, hob and extractor hood, there is a window and door leading out to a glass and timber out building/lean to with ground floor toilet off, there is also a utility room off the kitchen.

Upstairs we have the three bedrooms. The front bedroom is the main double with curtained wardrobe space and window to the front wall. Bedroom two is at the rear of the property with a window to the end wall looking out over the rear garden. Bedroom three is also to the rear of the property again with window looking out over the garden. We also have the bathroom fitted with white suite and mixer shower above the bath, the window is to the front of the property.

Outside and to the front of the property is a graveled parking area with raised slate area and path leading to the front door. To the rear is a long lawn and slabbed garden and useful garden shed.

The property is Double glazed and gas centrally heated.

Viewing are strictly by appointment through our office .

THIS IS A CASH PURCHASE ONLY ALL REASONABLE OFFERS CONSIDERED

EPC - D

COUNCIL TAX BAND - A



ROOM DESCRIPTIONS

LOUNGE

2.996m x 3.923m (9' 10" x 12' 10")

KITCHEN

3.920m x 2.893m (12' 10" x 9' 6")

BEDROOM ONE

3.972m x 3.134m (13' 0" x 10' 3")

BEDROOM TWO

2.922m x 2.160m (9' 7" x 7' 1")

BEDROOM THREE

2.535m x 1.933m (8' 4" x 6' 4")

BATHROOM

1.808m x 1.982m (5' 11" x 6' 6")

GENERAL

Money Laundering

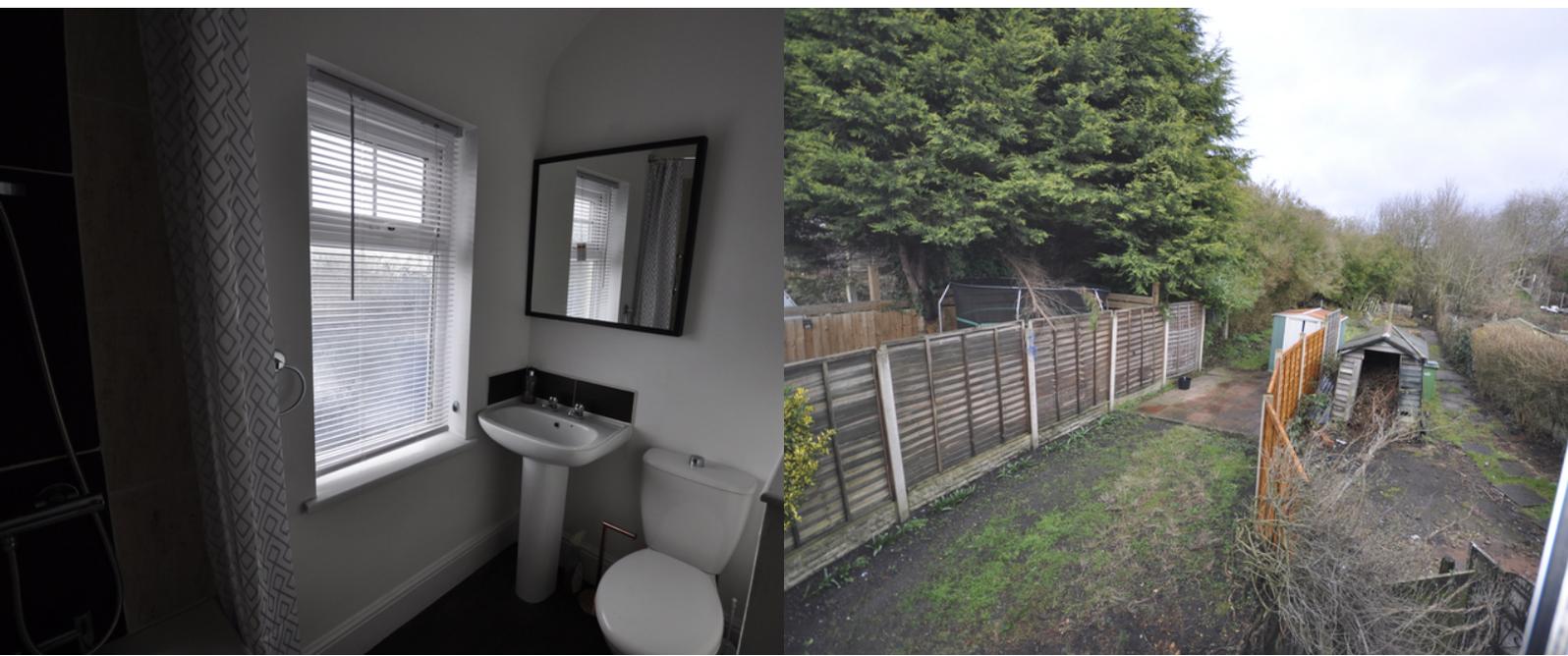
It is a legal requirement for estate agency businesses to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To do this, we must undertake robust ID verification, PEP and sanctions checks on any successful purchasers upon offer acceptance. The check must be completed and recorded as satisfactory before issuing sale notifications. All must be provided in person so that Select can verify documents supplied

TENURE

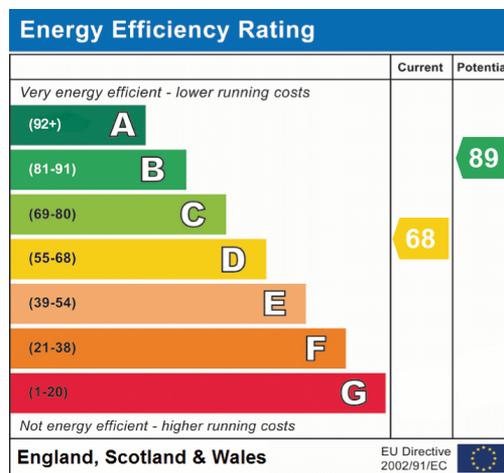
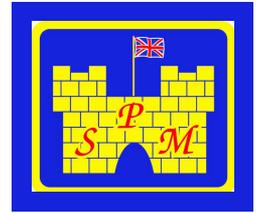
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

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.



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