



34 Park Road, Woodsetton, Dudley, West Midlands. DY1 4JJ

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- AMPLE OFF ROAD PARKING
- CARPORT & GARAGE





PROPERTY DESCRIPTION

SELECT are proud to present this THREE bedroom semi-detached family home FOR SALE. Currently tenanted and achieving a good rental per month. Accommodation briefly comprises; Entrance hall; Lounge/dining room; sitting room; kitchen and cloakroom to the ground floor. On the first floor there are two double bedrooms and a single bedroom. Outside there is ample off road parking; carport and garage; Garden. COUNCIL TAX BAND - B. EPC - BAND E.



ROOM DESCRIPTIONS

ENTRANCE HALL

UPVC door from side elevation.

LOUNGE/DINING ROOM

17' 10" x 13' 03" (5.44m x 4.04m) Double glazed window to front and side elevations/ Electric fire and surround. Laminate flooring. 2 Radiators.

SITTING ROOM

10' 04" x 13' 05" (3.15m x 4.09m) Double glazed window to rear. Gas fire with wooden surround.

KITCHEN

11' 09" x 6' 07" (3.58m x 2.01m) Double glazed window to the rear. Door to side. Range of wall and base units with worksurface over.

CLOAKROOM

W.C. and Wash Hand Basin.

FIRST FLOOR

BEDROOM ONE

13' 03" x 9' 02" (4.04m x 2.79m) Double glazed window to rear. Built in wardrobes. Radiator.

BEDROOM TWO

13' 03" x 10' 05" (4.04m x 3.17m) Double glazed window to front aspect. radiator. Coving.

BEDROOM THREE

6' 06" x 9' 10" (1.98m x 3.00m) Double glazed window to front. Radiator.

FAMILY BATHROOM

6' 07" x 6' 04" (2.01m x 1.93m) Double glazed window to rear. Bath with shower over. W.C.

OUTSIDE

GARDEN

To the front of the property there is ample off road parking with carport to the side leading to garage. Access to garden.

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.



EPC

