

REDUCED

£199,950 Freehold




9 Mount Close, Dudley, West Midlands. DY3 2PU

- GARAGE
- CLOSE TO LOCAL AMENITIES
- GARDEN TO REAR
- THREE BEDROOMS
- BATHROOM WITH SHOWER OVER
- CUL DE SAC POSITION
- NO UPWARD CHAIN



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PROPERTY DESCRIPTION

An opportunity to purchase a THREE BEDROOM semi detached property situated in a quiet cul de sac position just off Himley Road Lower Gornal. The property benefits from being within walking distance of local shops and close to main bus routes. The property comprises of entrance hall leading to a lounge/dining room with patio sliding doors that take you out to the rear garden. Off the lounge is the kitchen fitted with a range of wall & base units, built in oven, hob and extractor, there is a door to the side elevation and window to the end overlooking the garden and second door leading to garage. From the hall is the staircase leading to three bedrooms. The main bedroom is to the rear, being a good size with window to rear end wall. Bedroom two is another double room to the front elevation with window overlooking the front. The third bedroom is the smaller of the three and overlooks the front. The bathroom is fitted a white suite and electric shower over the bath, there is a separate WC also. The property has the benefit of a single garage and parking to the side of the house. The rear garden has a paved patio area and lawn. Viewing is recommended by appointment only. EPC - D COUNCIL TAX BAND - C.



ROOM DESCRIPTIONS

ENTRANCE HALL

3.842m x 1.694m (12' 7" x 5' 7")

LOUNGE

3.714m x 5.060m (12' 2" x 16' 7")

KITCHEN

2.864m x 2.113m (9' 5" x 6' 11")

BEDROOM ONE

3.895m x 3.014m (12' 9" x 9' 11")

BEDROOM TWO

2.821m x 2.853m (9' 3" x 9' 4")

BEDROOM THREE

2.859m x 2.252m (9' 5" x 7' 5")

BATHROOM

2.171m x 2.155m (7' 1" x 7' 1")

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.



