

FOR SALE

£195,000 Freehold



45 Eve Lane, Dudley, West Midlands. DY1 3TY

- SEMI DETACHED
- INVESTMENT OPPORTUNITY
- SPACIOUS ACCOMMODATION
- CONSERVATORY
- OFF ROAD PARKING & GARAGE
- FRONT & REAR GARDENS



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

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PROPERTY DESCRIPTION

Semi-Detached House in popular area which is convenient for shops, schools and amenities. Briefly comprising: Entrance, Lounge with feature fireplace, Conservatory, Kitchen, Three Bedrooms, Bathroom with shower over, Garage and Gardens to Front & Rear. Benefitting from Gas Central Heating & Double Glazing. Council Tax Band - B. EPC Band - C. Currently tenanted and achieving a good rental income.



ROOM DESCRIPTIONS

ENTRANCE HALL

Stairs to first floor

KITCHEN

16' 10" x 7' 08" (5.13m x 2.34m) Double glazed bow window to front, wall and base units, space for appliance, oven, hob, extractor, tiled floor

LOUNGE

10' 10" x 15' 07" (3.30m x 4.75m) Double glazed patio window to conservatory, marble fireplace, laminate flooring

CONSERVATORY

10' 08" x 9' 04" (3.25m x 2.84m) Double glazed, tiled floor

LANDING

Door s to bedrooms & Bathroom

BEDROOM ONE

13' 11" x 10' 11" (4.24m x 3.33m) 2 double glazed windows to rear, radiator, sliding mirrored wardrobe

BEDROOM TWO

10' 09" x 8' 06" (3.28m x 2.59m) Double glazed window to front, radiator, dado rail

BEDROOM THREE

10' 03" x 6' 11" (3.12m x 2.11m) Double glazed window to front, radiator

BATHROOM

6' 0" x 5' 06" (1.83m x 1.68m) Double glazed window to side, bath with shower over, WC and wash hand basin, radiator

GARDEN

Tiered garden, garage

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

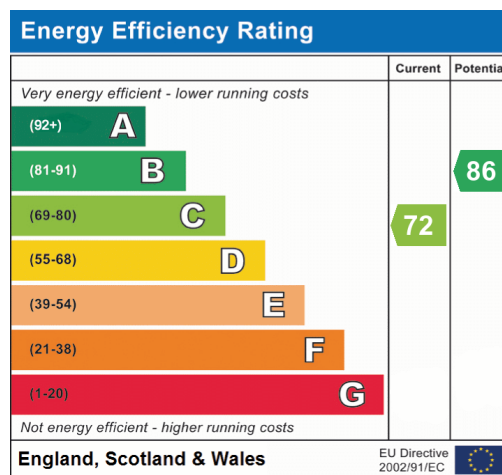
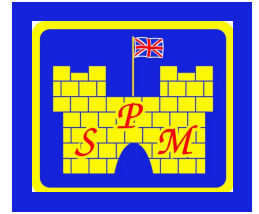
We are advised that the property is FREEHOLD. A buyer is advised to obtain confirmation from their Solicitor prior to completion of the sale.

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



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