



160 Dudley Port
Tipton,

West Midlands DY4 7RF

Offers In The Region Of £130,000

...doing things differently



Offered for sale with No ONWARDED CHAIN!! With great potential, this spacious two bedroom terraced property is well placed for good transport links, and near the town centre of Dudley.

The layout in brief comprises of entrance porch, hallway with stairs leading to first floor and storage underneath, a good sized lounge, spacious and open plan kitchen and dining area with patio doors leading out to the rear garden. Heading upstairs is a good sized landing with loft access, two good sized double bedrooms, house bathroom, and a separate w.c. Externally the property offers a low maintenance rear garden with paved seating area. At the front is flat garden that offers future potential to be used as a driveway. Viewing is highly advised. AF 5/3/24 V1 EPC=C







Approach

Via front garden with pathway leading to porch.

Porch

Timber framed, door and window to side and storage cupboard.

Hallway

Double glazed window, stairs to first floor accommodation, ceiling light point, central heating radiator.

Kitchen area 7'2" x 8'2" (2.2 x 2.5)

Double glazed window to front, ceiling light point, wall and base units, work top, stainless steel sink and breakfast bar.

Dining area 10'9" x 11'1" (3.3 x 3.4)

Patio sliding door, ceiling light point, central heating radiator, store cupboard.

Lounge 10'2" x 13'5" (3.1 x 4.1)

Double glazed window to rear, ceiling light point, central heating radiator.

First floor landing

Double glazed window, ceiling light, three store cupboards and loft access.

Bedroom one 12'9" x 10'5" max 9'2" min (3.9 x 3.2 max 2.8 min)

Double glazed window to rear, ceiling light point, central heating radiator.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom two 13'5" x 8'2" (4.1 x 2.5)

Double glazed window, ceiling light point, central heating radiator.

Bathroom

Double glazed window, ceiling light point, central heating radiator, bath and wash hand basin.

Separate w.c.

Double glazed window, ceiling light point, low level w.c.

Rear garden

Slabbed patio area, lawn area to side, shed, further slabbed area.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is B

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be

aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of Mr Tony Lowe of Green Street Surveys who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee equivalent to 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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