

AP MORGAN



Zoar Street, Dudley
Guide Price £130,000

Features:

- *NEW INTERNAL PHOTOS ADDED*
- Fantastic potential for renovation
- Convenient location
- Close to local amenities
- Two large reception rooms
- Three bedrooms
- Large garden
- Great investment opportunity

Description:

****NEW INTERNAL PHOTOS ADDED****

****GUIDE PRICE 130K - 140K ****

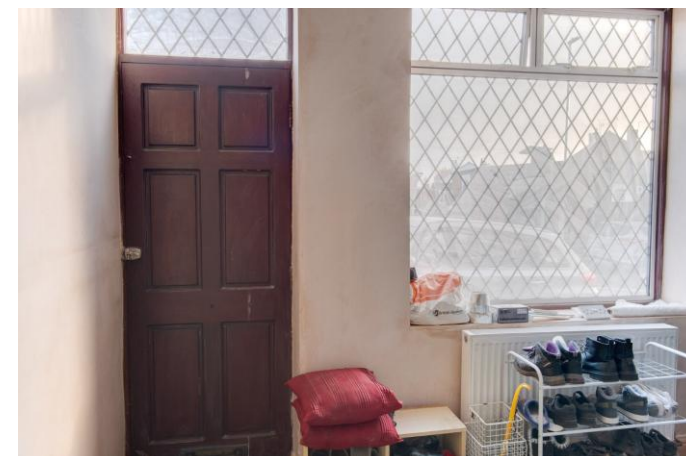
****UNEXPECTEDLY BACK TO MARKET****

A conveniently placed, freehold, three bedroom, mid-terrace property retaining many of its original features, situated in the popular location of Lower Gornal, Dudley, having been recently improved by the current owner with new central heating, internal wall insulation and offering fantastic potential.

The property in brief comprises: Large front dining room, spacious lounge, rear lobby area currently used as an additional dining area with access to the rear garden, kitchen with ample cupboard space and space for appliances, ground floor bathroom, and three first floor bedrooms, two of which are great sized doubles. The property, while retaining original features such as three open fireplaces and a cellar, benefits from modern appointments including a newly fitted Worcester Bosch combi boiler with full central heating system and new radiators, two new Victorian styled internal doors and skirting boards.

Outside, there is a large garden backing onto a park with fantastic views towards Cotwall End nature reserve from the rear aspect.

Situated in the popular location of Lower Gornal, Dudley, this property benefits from excellent local amenities and schooling, with a variety of shops, restaurants and pubs within a close proximity. For commuters, various regular bus



services operate throughout the area offering easy access to Dudley, Merry Hill, Wolverhampton and surrounding areas.

Details:

Dining Room 13'1" x 11'5" (4m x 3.48m)

Lounge 12'10" x 11'5" (3.9m x 3.48m)

Lobby 7'7" x 8'1" (2.3m x 2.46m)

Kitchen 10' x 10'5" (3.05m x 3.18m)

Bathroom 6'3" x 7'3" (1.9m x 2.2m)

Bedroom One 13'1" x 11'5" (4m x 3.48m)

Bedroom Two 12'10" x 8'5" (3.9m x 2.57m)

Bedroom Three 12'10" x 5'7" (3.9m x 1.7m)



EPC Rating: D

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.

How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

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Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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