



Bloore King & Kavanagh

Sales & Lettings



45 Sledmore Road
Dudley, DY2 8DY

Asking Price £195,000

The Property

A great opportunity to purchase this THREE BEDROOM semi detached property with garage situated on a CORNER PLOT.

The property is IN NEED OF REFURBISHMENT and would make an ideal purchase for both a first time buyer looking to make their own mark on their first home or a keen investor.

The house has gas central heating, double glazing and briefly comprises: entrance hall, lounge kitchen dining room, three bedrooms, family bathroom and garage.

To the front is a garden laid to lawn with driveway to the side leading to the garage. To the rear is an enclosed garden laid to lawn.

EPC: D // Council Tax Band: B

Entrance Hall

Door and windows to front. Stairs to first floor. Understairs cupboard with window to side, gas and electric meter, fuse box and Baxi Gas boiler.

Lounge

3.274m x 3.837m (10'8" x 12'7")

Bay window to front, fire surround and laminate flooring.

Kitchen Diner

6.299m x 3.338m (20'7" x 10'11")

Window to rear and front. Patio doors to the garden. A range of eye and low level units incorporating: stainless steel sink, electric oven and hob with extractor over.

Landing

Window to side and access to loft space.

Bedroom One

3.21m x 3.97m at widest point (9'10".68'10" x 13'0" at widest point)

Bay window to front. Laminate flooring.

Bedroom Two

3.27m x 3.33m (10'8" x 10'11")

Window to rear and laminate flooring.

Bedroom Three

1.76m x 2.0m (5'9" x 6'6")

Window to front and laminate flooring.

Bathroom

1.69m x 2.3m (5'6" x 7'6")

Window to rear. Three piece suite comprising: panelled bath with shower over, wash hand basin and low level WC.

Garage

Up and over door to front and rear access door.



Outside

Front: Corner plot with Large frontage laid to lawn. Driveway to the side provides off road parking and leads to the garage.

Rear; Enclosed garden laid to lawn.

Tenure

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

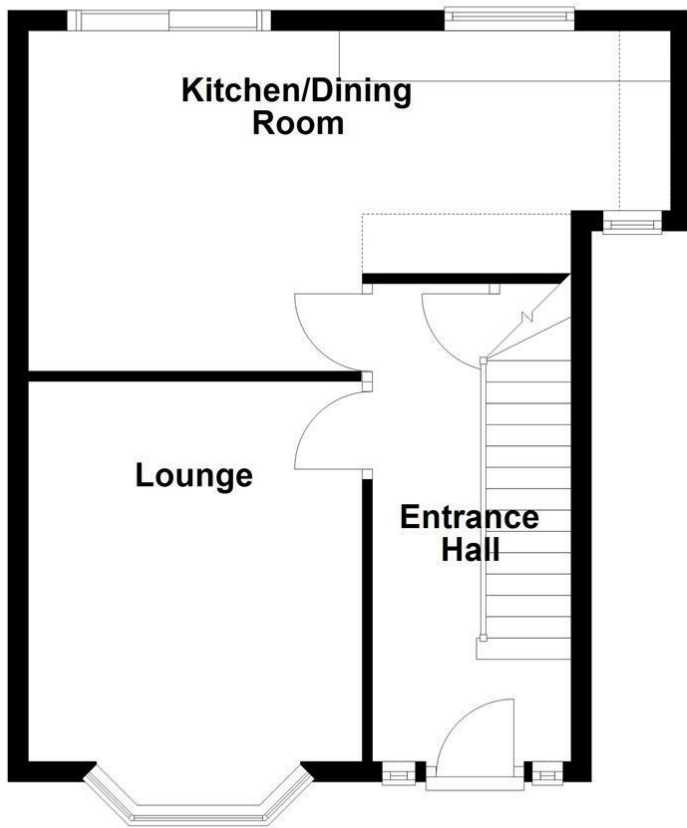
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

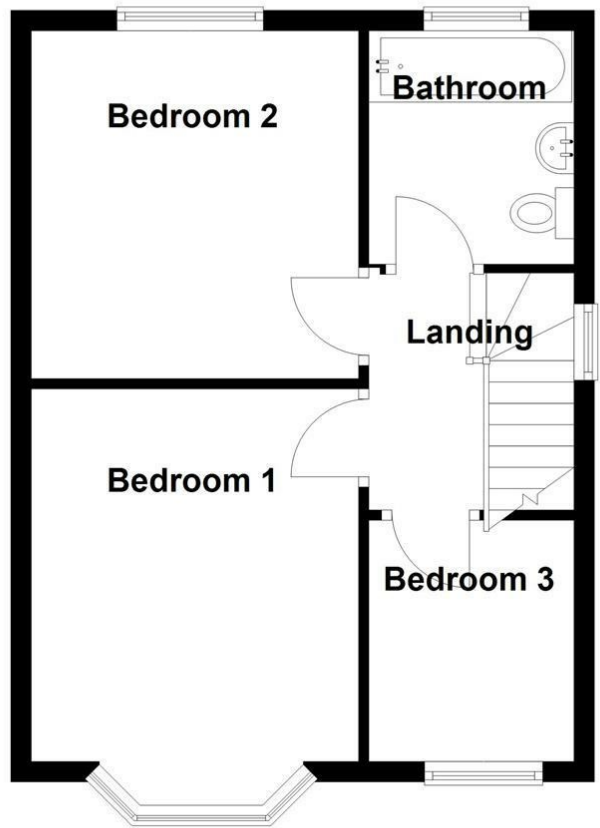
REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.



Ground Floor



First Floor



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