



**15 Shrewsbury Place**  
**Dudley, DY1 4FG**

**Offers Over £215,000**



## Property Description

Bloore King & Kavanagh Ltd are pleased to present this beautifully, recently refurbished, three bedroom end terraced style property. Close to the Birmingham New Road and convenient amenities, and in an ideal catchment area for sought after local primary schooling.

Benefitting from recent redecoration and newly fitted carpets throughout, this property is briefly comprising of; entrance hall, downstairs WC, fitted breakfast kitchen, lounge, landing, three bedrooms and upstairs family bathroom. gas centrally heated and double glazed throughout.

To the rear of the property is a well maintained rear garden with a relevant side entry, which offers access to the rear communal car park where two separate off road parking spaces are allocated.

Move in ready and ready to view immediately. Offering no further upward chain. EPC - C / CT Band - B

## Approach

Slabbed pathway leading to front door access and a small front garden. Further access leading to the side of the property via side gate.

## Entrance Hall

Stairs leading to first floor accommodation. Doors leading to downstairs WC and fitted breakfast kitchen.

## Downstairs WC

Low level flush WC and pedestal wash hand basin installed. Vinyl flooring.

## Fitted Breakfast Kitchen

Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, built in four ring gas hob with extractor over, integral electric oven/grill, built in fridge freezer, integral slimline dishwasher and a freestanding washing machine. Partly tiled walls with vinyl flooring. Window to front and internal door leading through to rear lounge.

## Lounge

French patio doors opening to the rear. Under stairs store available.

## Landing

Doors to all upstairs rooms. Window to side.

## Bedroom One

Windows to front. Built in over stairs store.

## Bedroom Two

Window to rear.

## Bedroom Three

Window to rear.



## Bathroom

Three piece bathroom suite comprising of; paneled bath with electric shower unit over, pedestal wash hand basin and low level flush WC. Partly tiled walls and vinyl flooring. Built in extractor.

## Rear of the Property

Rear garden mainly laid to lawn with a small patio area on entry and a shed. Side access available.

## Associated Fees

We have been notified there is a monthly service charge of approximately £18.00/£216.00 per annum.

## Freehold

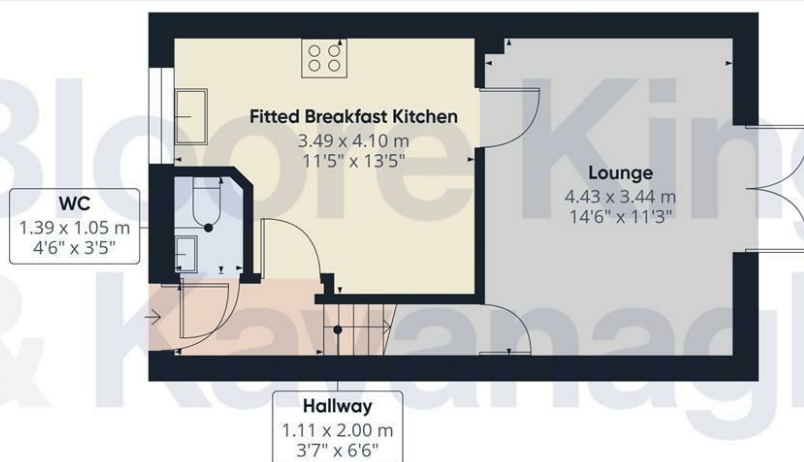
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Brochure Declaration

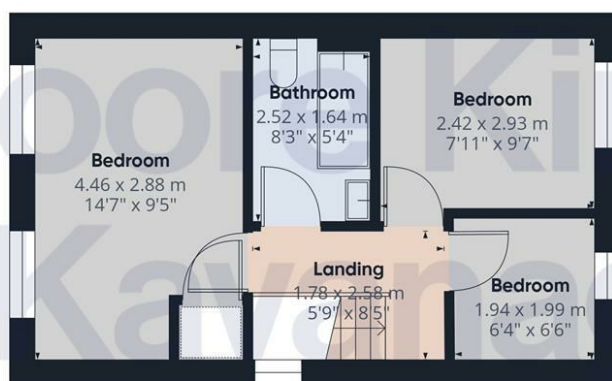
**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture 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.





Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
63.9 m<sup>2</sup>  
687 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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