

# PTN Estates

Residential Sales & Lettings



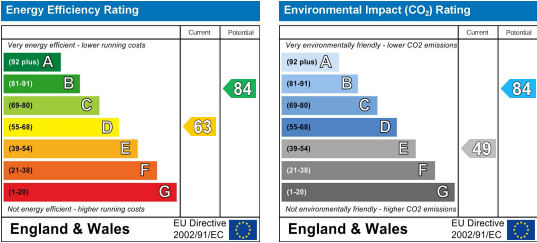
92 Spring Parklands, , Dudley, DY1 2DL

£1,100

Nestled in the charming area of Spring Parklands, Dudley, this impressive semi-detached house offers a delightful blend of comfort and style. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. The splendid lounge provides a welcoming atmosphere, ideal for relaxation or entertaining guests, while the separate dining room offers a perfect setting for family meals or dinner parties.

The fitted kitchen is equipped with a built-in oven, making it a practical space for culinary enthusiasts. The bathroom features a shower over the bath, providing both convenience and comfort for your daily routines. The property benefits from gas central heating, ensuring warmth and coziness throughout the colder months.

This home is not only well-appointed but also situated in a desirable location, making it an excellent choice for those looking to settle in a vibrant community. With its generous living spaces and thoughtful layout, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.



Accuracy of Brochures

PTN Estates understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised we may not have obtained vendor approval and therefore any fixtures and fittings listed within these sales particulars may not be included in the sale. We would therefore advise any purchaser to refer to the fixtures and fittings form provided by their solicitor and would suggest any queries are raised with their solicitor prior to an exchange of contracts.

Services/Disclaimer

Please note that it is not company policy to test any services or appliances offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. All measurements and floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. In addition, no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details.

Transparency

We will always refer our purchasers and sellers to local reputable solicitors either Glover Priest, Barry Green, Stephenson's or Waldrons. It is your decision whether you choose to instruct them. Should you decide to use them, please be aware that we will receive a referral fee of between £60 & £75 for recommending you. We routinely instruct K Hadley to carry out the Energy Performance Certificate on your behalf. It is your decision whether you instruct us. In making that decision, you should be aware that we receive preferential rates allowing us to benefit by £35.25 per transaction.