

# PTN Estates

Residential Sales & Lettings



30 Malthouse Drive, , Dudley, DY1 2BY

£230,000

Located in Mallhouse Drive, Dudley, this charming semi-detached house WITH NO UPWARD CHAIN offers a perfect blend of modern living and comfort. Built in 2003, the property is thoughtfully designed across three stories, making it an ideal home for families or those seeking extra space.

Upon entering, you are able to access the garage, shower room, utility and ground floor bedroom. On the first floor you will find a welcoming reception room and a well-appointed kitchen with new integrated appliances and dining area, perfect for entertaining guests or enjoying family meals. The second floor boasts two generously sized bedrooms, each featuring its own ensuite bathroom, providing a private sanctuary for relaxation.

The property also benefits from a garage and a driveway, offering parking for up to two vehicles, a valuable asset in this bustling area. The private south facing rear garden boast a sunny aspect and is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

With its modern amenities and thoughtful layout, this three-bedroom semi-detached house is a wonderful opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.

**Approach**

Set back from the road via a driveway and front garden

**Entrance Hall**

Complete with ceiling light point, double gas central heated radiator, composite front door and doors leading to garage and hallway

**Shower Room 0.8 x 1.8**

Complete with enclosed shower cubicle with power shower, spotlights, low flush WC, double gas central heating radiator and pedestal basin

**Utility 3.1 x 1.8**

Complete with ceiling light point, double gas central heated radiator, plumbing for automatic washing machine, sink with drainer, wall and floor units and composite door to rear garden

**Bedroom 3 3.1 x 2.9**

Complete with ceiling light point, double gas central heated radiator, and UPVC double glazed window to rear elevation

**Lounge 6.3 x 4.7**

Complete with gas fire hearth and surround, two double gas central heated radiators, two ceiling light points and 2 UPVC double glazed windows to the front elevation

**Kitchen 4.6 x 3.1**

Complete with two UPVC double glazed windows to the rear elevation, ceiling light point and inset spotlights, double gas central heated radiator, chimney style extractor, gas hob, electric oven, integrated appliances, wall and floor units and roll edge countertops, double sink and draining board

**Bedroom 1 4.6 x 4.4**

Complete with fitted wardrobes, ceiling light point, double two gas central heated radiators and two double glazed windows to the front elevation

**Ensuite 2.3 x 1.8**

Complete with low flush WC pedestal handbasin panelled bath spotlights, extractor fan and double gas central heated radiator

**Bedroom 2 4.6 x 3.9**

Complete with boiler storage unit, two times UPVC double glazed windows to the rear elevation, ceiling light point, double gas central heated radiator

**Ensuite 1.8 x 1.7**

Complete with enclosure cubicle, pedestal handbasin, low flush WC and double gas central heated radiator

**Garage**

Complete with ceiling light point and up and over Door

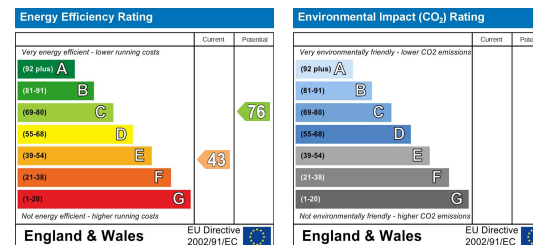
**Rear Garden**

A sunny aspect garden complete with fully fenced boards and gate for rear access, lawn and paved area

**Important Information**

All UK agents are required by law to conduct anti-money laundering checks on all those buying a property. We use Landmark to conduct your checks once your offer has been accepted on a property you wish to buy. The cost of these checks is £35+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 office issuing a memorandum of sale on the property you would like to buy.

AI Disclaimer: Some images used in this listing may have been digitally enhanced or generated using AI-based tools for illustrative purposes. While every effort has been made to ensure accuracy, these images may not precisely reflect the current condition or appearance of the property. We recommend arranging a viewing to appreciate the property fully.



**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 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.