

PTN Estates

Residential Sales & Lettings



34 Hallchurch Road, , Dudley, DY2 0TH

£180,000

Welcome to this freehold spacious three bedroom semi-detached home with no upward chain. Located close to the hospital and to the start of the black country route

This property boasts a spacious lounge, perfect for relaxing or entertaining guests. The breakfast kitchen is ideal for enjoying your morning cuppa or preparing delicious meals.

With gas central heating and UPVC double glazing, this home offers comfort and energy efficiency. The large rear garden provides a lovely outdoor space for gardening, playtime, or simply soaking up the sun.

Parking is a breeze with a driveway that can accommodate up to 2 cars, making it convenient for you and your visitors.

Don't miss the opportunity to make this delightful property your new home.

Council Tax A

Approach

Set behind a gravel driveway with a shaped lawn and secluded by foliage hedging. Entered through a UPVC and glazed front door with canopy above into the hallway

Hallway

With ceiling light point, UPVC leaded glazing to the side elevation, stairs leading to the first floor and doors leading in to the breakfast kitchen and lounge

Lounge 3.61 4.84

This splendid through lounge with UPVC leaded double glazing to both the front and rear elevation is complimented by two gas central heating radiators along with one ceiling light point

Breakfast Kitchen 2.11 x 3.63

Located to the front elevation with wall mounted Biasi boiler and comprising of both base and wall oak effect units complimented with rolled edge work top, tasteful tiled splash back and a single and a half cream carbonate sink unit. Further enhanced with fitted gas hob and electric oven with extractor hood above. Benefits include plumbing for an automatic washing machine, two ceiling light points and UPVC double glazed leaded windows to the front and rear elevation along with door to the side elevation

Landing

With UPVC double glazing to the rear elevation, ceiling light point and access hatch to the loft. Doors lead to the three bedrooms and bathroom

Bedroom One 3.64 x 3.0

Located to the front elevation with ceiling light point, gas central heating and UPVC double glazing

Bedroom Two 3.0 x 1.75

Located to the front elevation with ceiling light point, gas central heating and UPVC double glazing

Bedroom Three 2.0 x 1.74

Located to the rear elevation with ceiling light point, gas central heating and UPVC double glazing

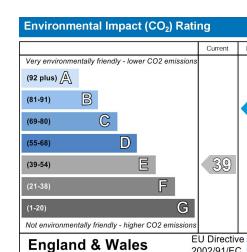
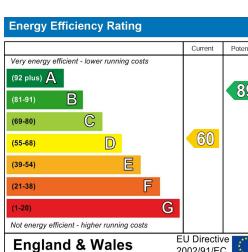
Bathroom 1.67 x 1.72

Located to the rear elevation and comprising of a three piece suite which consists of a paneled in bath, pedestal wash hand basin and low flush W.C. Benefits include ceiling light point, gas central heating and UPVC double glazing

Rear Garden

This amazing large rear garden boast a paved patio with pathway and shaped lawn

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 £25+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.



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, Stephensons 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.