

# PTN Estates

Residential Sales & Lettings



21 Avenue Road, , Dudley, DY2 0SL

£179,000

This charming three-bedroom mid-terrace house boasts stunning views of the park and offers convenient access to various local amenities, including schools and a diverse range of shops. Situated in close proximity to the Merryhill shopping centre, convenience is at your doorstep.

Inside, the property features two spacious double bedrooms alongside a cozy single bedroom, providing ample space for family living or accommodating guests. The bathroom is well-appointed, offering both functionality and comfort. A fitted kitchen adds to the convenience, providing a space where culinary delights can be prepared with ease.

The property also benefits from a private rear garden, offering a tranquil outdoor space perfect for relaxation or entertaining. With gas central heating and UPVC double glazing throughout, comfort and energy efficiency are assured, creating a welcoming and comfortable living environment year-round. Whether enjoying the scenic park views or exploring the nearby amenities, this property offers both convenience and charm in equal measure.

Council Tax Band A

Approach

Set back from the road via a small block paved driveway and entered via the UPVC front door

Entrance Hall

Complete with ceiling light point gas central heating radiator and stairs rising to 1st floor landing

Family bathroom

Complete white three piece sweet half tiled walls obscure UPVC double glazed window to rear elevation ceiling light point and gas central heated radiator

Lounge

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

Kitchen

Complete with wall and floor unit worktops, sink and drainer ceiling night point UPVC double glazed window to rear elevation UPVC double glazed rear door and double gas central heated radiator

First floor landing

Complete with ceiling light point, UPVC double glazed window to front elevation loft access and large storage cupboard

Bedroom 1

With UPVC double glazed window to front elevation ceiling light point and gas central heated radiator

Bedroom 2

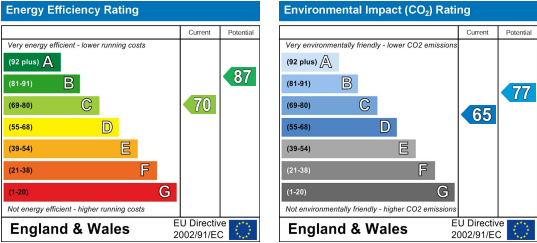
Complete UPVC double glazed window to rear elevation ceiling light point and double gas central heated radiator

Bedroom 3

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

Garden

Private rear garden with fully fence, borders, lawn and paved areas and coal shed storage



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.