

PTN Estates

Residential Sales & Lettings



4 Temple Street, , Dudley, DY3 2PE

£150,000

Located on Temple Street, this charming mid-terrace house offers a delightful blend of character and modern living.

Upon entering, you are welcomed into a bright lounge that is bathed in natural light, creating a warm and inviting space perfect for relaxation or entertaining guests. The fitted kitchen is well-equipped with ample storage, making it a practical area for culinary enthusiasts.

This home features one spacious bedroom, ideal for a single occupant or a couple, and a modern family bathroom conveniently located on the ground floor. The property benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Step outside to discover a private rear garden, a lovely outdoor space for enjoying the fresh air or hosting summer gatherings. The location is particularly advantageous, with a variety of amenities and transport links just a stone's throw away, making daily commutes and errands effortless.

This property presents an excellent opportunity for first-time buyers or those seeking a comfortable rental in a vibrant community. With its blend of traditional charm and modern conveniences, this home is sure to impress.

Lounge 4 x 3.6

Complete with UPVC double glazed window to the front elevation, gas central heated radiator, ceiling light point and stairs rising to the first floor landing

Kitchen 3.6 x 3

Complete with wall and floor units, upvc double glazed window to the rear elevation, sink and draining board, gas central heated radiator, ceiling light point and plumbing for automatic washing machine

Bathroom 1.7 x 3.3

Complete with P shaped bath with shower over the bath, fitted shower screen, pedestal hand basin and low flush wc. benefits include a gas central heated radiator , ceiling light point and obscure upvc double glazed window to the side elevation

Bedroom 1 3.9 x 3.7

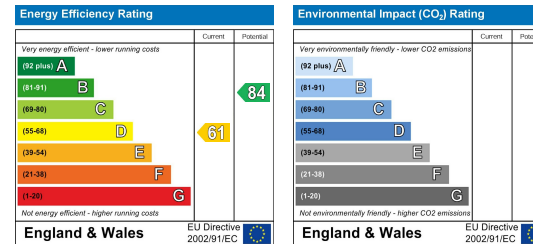
Complete with ceiling light point, gas central heated radiator and upvc double glazed window to the front elevation

Bedroom 2 / dressing room 3.7 x 3

Leading off the main bedroom this space is complete with a gas central heated radiator, ceiling light point and upvc double glazed window to the rear elevation

Rear Garden

complete with fenced borders, patio and lawn



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.