

# PTN Estates

Residential Sales & Lettings



**42 Cradley Road, , Dudley, DY2 9RB**

**£250,000**

This fantastic detached free hold property with no upward chain boasts three double bedrooms, offering plenty of space for a family or individuals needing extra room. The re-fitted bathroom with a shower over the bath provides modern convenience.

The through lounge with feature fire place and patio doors to the rear garden is a great feature, offering a seamless transition between indoor and outdoor living spaces. The fitted kitchen with a gas cooker adds to the functionality of the home,

The delightful rear garden, driveway and garage provide additional amenities and space for outdoor activities and parking.

Gas central heating and majority newly fitted UPVC double-glazed windows enhance the property's energy efficiency and comfort. Overall, it sounds like a comfortable and inviting place to live.

Council Tax C

#### Approach

Set back from the road a driveway and front garden this house is set on a large corner plot and has access to the garage and rear garden from the front

#### Porch 0.7 x 0.8

Complete with UPVC Front door and windows and a wooden door leading into the property

#### Entrance Hall

Complete with ceiling light point and gas central heating radiator

#### Lounge 3.1 x 6.5

Complete with wooden Georgian door to the hallway and kitchen, UPVC double glazed sliding patio doors to the rear garden, two ceiling light points, electric fire and surround, UPVC double glaze window to the front elevation and Gas central heating radiator

#### Kitchen 3.3 x 2.3

Comprising of wall and floor units, rolled edge work tops, access to under stair pantry cupboard, plumbing for an automatic washing machine, sink unit, and a tile splash back. Complete with gas central heating radiator and ceiling light point

#### Landing

One ceiling light point and access to the loft

#### Bedroom 1 4 x 3.6

A large bedroom, located at the front of the property complete with ceiling light point, UPVC double glazed window to the front elevation and gas central heating radiator

#### Bedroom 2 4 x 2.8

Complete with one ceiling light point, UPVC double glaze window to the rear elevation and gas central heating radiator

#### Bedroom 3 2.4 x 3.6

Located at the front of the property complete with ceiling light point, gas central heating radiator and UPVC double glazed window to the front elevation

#### WC 1.4 x 0.8

Complete with ceiling light point, UPVC double glazed window to the side elevation and close coupled WC

#### Bathroom 2.4 x 2

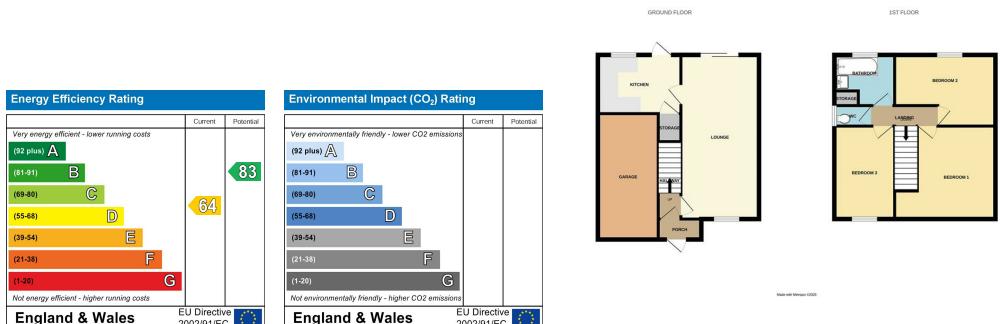
Complete with ceiling light point, UPVC double glaze window to the rear elevation, fully tiled walls, panelled in bath with shower, extractor fan, sink set in vanity unit, storage cupboard and gas central heating radiator

#### Garage 2.4 x 5

Complete with power and ceiling light point and manual up and over door

#### Rear Garden

The delightful rear garden is accessible through upvc sliding patio doors from the lounge and UPVC door from the kitchen and benefits from a large patio area, large area laid to lawn, matured borders and three fence borders and one wall border.



#### 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.