



Weetslade Crescent Dudley

Presenting this charming semi-detached house for sale, with the convenience of nearby schools, parks, and walking routes, making it an ideal choice for first-time buyers and families alike.

The property is in good condition, promising a comfortable living experience. It showcases an impressive layout, with three well-proportioned bedrooms, spacious reception room, and fully provisioned kitchen.

Adding to the charm of this house is the large rear garden, a unique feature that provides an excellent opportunity for outdoor activities.

NO UPPER CHAIN

Asking Price: £170,000

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SAYER

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ENTRANCE DOOR to

PORCH- 6'5 x 4'1 (1.96m x 1.24m)

LOUNGE staircase to first floor-

19'7 at max point x 12'4 into alcoves plus understairs (5.97m x 3.76m)

KITCHEN- 16'1 at max point x 10'5 at max point (4.90m x 3.18m)

Fitted wall and base units with worktops incorporating 1 ½ bowl sink unit with mixer tap, gas hob, built-in electric oven, built-in microwave, integrated fridge/freezer, integrated dishwasher, space for washing machine and tumble dryer.

DOWNSTAIRS W.C.

Low level W.C. and wash hand basin in vanity unit

CONSERVATORY- 11'2 x 8'8 (3.40m x 2.64m)

FIRST FLOOR LANDING

FAMILY SHOWER ROOM- 5'4 x 6'7 at max point (1.62m x 2.00m)

Walk-in shower unit with mains powered shower, low level W.C., wash hand basin in vanity unit, heated towel rail.

BEDROOM TWO- 13'0 at max point x 11'11 at max point (3.96m x 3.63m)

BEDROOM ONE- 13'0 at max point x 12'3 at max point (3.96m x 3.73m)

BEDROOM THREE- 9'0 max x 7'5 max (2.74m x 2.26m)

WORKSHOP

In need of TLC but would make a fantastic home office!



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & ON-STREET

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? NO

Easements, servitudes or wayleaves? NO

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

ACCESSIBILITY

This property has no accessibility adaptations:

E.g. Ramp access to front door

E.g. Accessible handrail to side door

E.g. Wet room to ground floor

E.g. Lift access to first floor

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: TBC

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Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

