

AP MORGAN



Meadow Road, Wren's Nest, Dudley
£1,000 per month

Features:

- ****AVAILABLE NOW****
- Semi-detached home
- Two spacious bedrooms
- Generous sized lounge
- Great kitchen
- Ample storage throughout
- Low maintenance rear garden
- Driveway and on-road parking

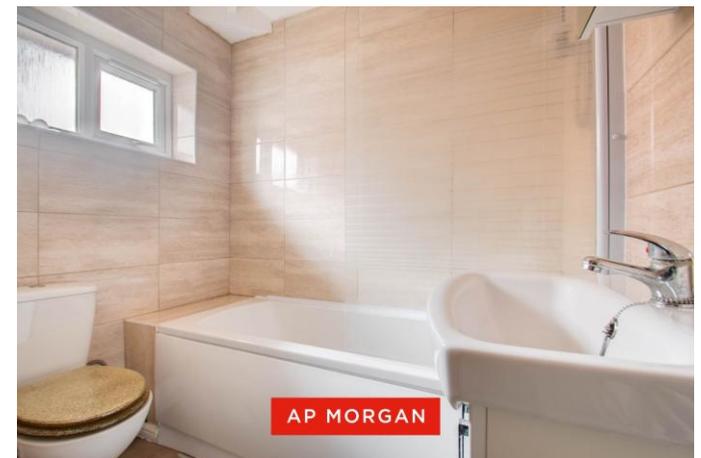
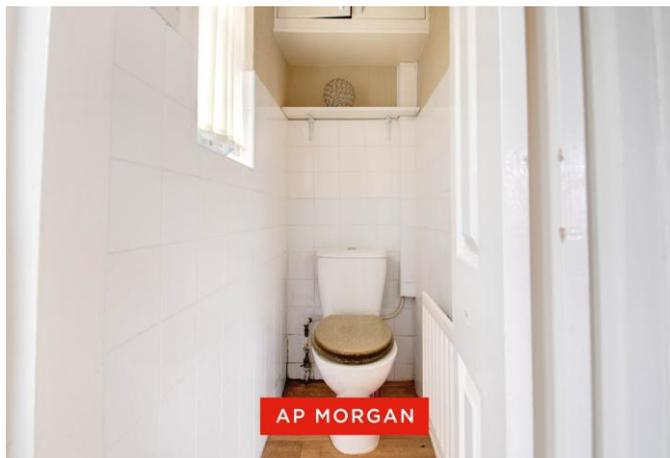
Description:

Available now is this semi-detached home offering two spacious bedrooms, a generously sized lounge, a well-fitted kitchen, a great rear garden, and the benefits of a driveway and on-road parking, situated in Wren's Nest, Dudley.

On arrival, the property presents a driveway suitable for one vehicle, with ample on-road parking nearby. A pathway to the left, with steps leading down to the entrance, provides space for bin storage, as well as a gate offering direct access to the rear garden.

Upon entry, the ground floor opens into the entrance hall, comprising stairs rising to the first floor. A door to the right leads into the lounge, a generous and comfortable space featuring a fireplace and a large window that allows plenty of natural light to flow through. The lounge leads into a small porch area, which includes a cupboard under the stairs, ideal for storage, a downstairs toilet, a door opening onto the rear garden, and access to the kitchen. The kitchen is fitted with ample storage and worktop space, an integrated oven with a four-burner gas hob and extractor hood, as well as space for freestanding appliances.

The first floor leads from the landing into the first bedroom, a generously sized double with a cupboard ideal for wardrobe storage, a second bedroom which is a spacious single, and the bathroom, fitted with a toilet, wash basin, bathtub with an overhead electric shower, and additional storage cupboards.



The rear garden opens into a lean-to at the side, with a gate providing access to the front of the property. There is a patio area, ideal for outdoor furniture and dining. Steps lead up to the lawn, with fencing along the boundaries, a storage shed, and an additional patio area at the top.

Situated in Wren's Nest, Dudley, this property is approximately 1.2 miles from the town centre, offering a variety of shops, restaurants, and amenities, as well as convenient access to local public transport and road links.

Details:

Entrance Hall

Lounge 12'5" x 12'6" (3.78m x 3.8m) Both Max

Kitchen 6'8" x 12'6" (2.03m x 3.8m) Both Max

Toilet

Landing

Bedroom One 9'1" x 12'9" (2.77m x 3.89m)

Bedroom Two 10' x 9' (3.05m x 2.74m) Both Max

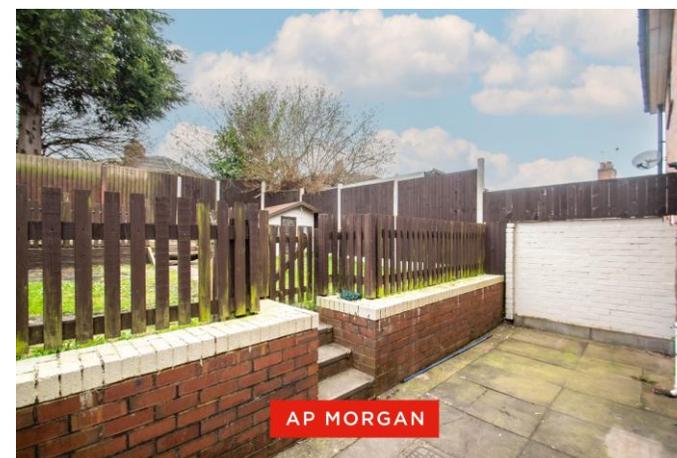
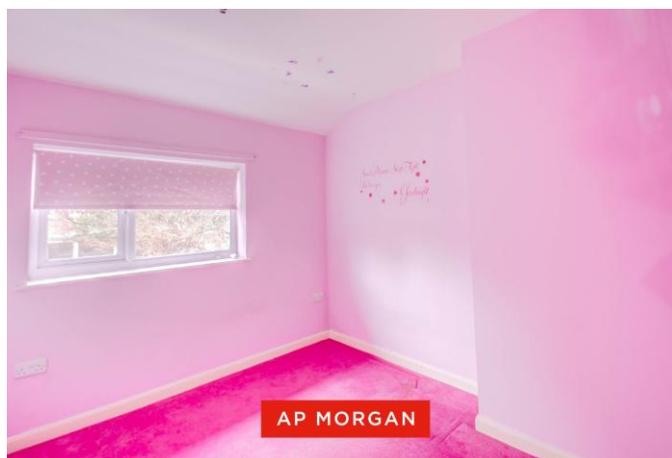
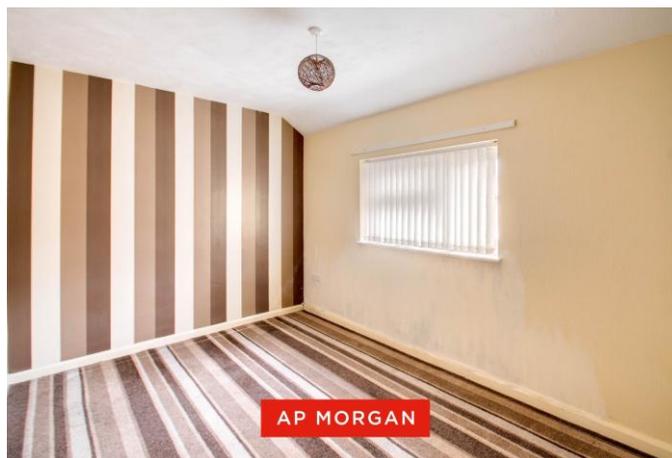
Bathroom

EPC Rating: C

Council Tax Band: A (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01384 319 400, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

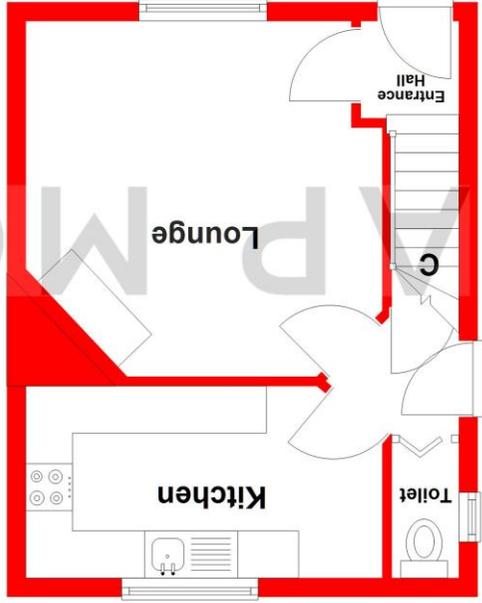
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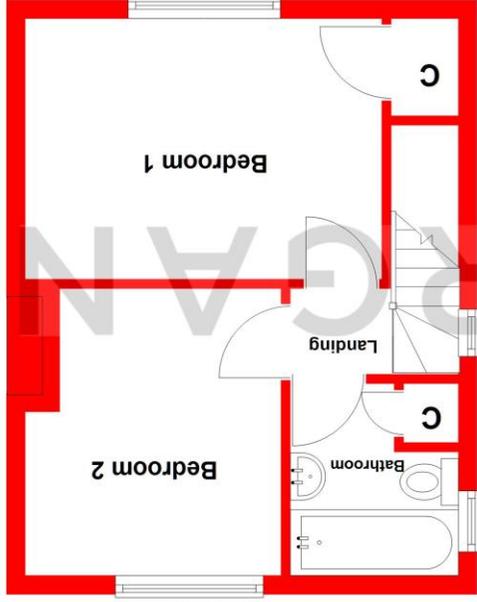
Ground Floor

Approx. 26.7 sq. metres (287.7 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.5 sq. feet)
(excluding Landing)



Total area: approx. 50.6 sq. metres (544.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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