

**AP MORGAN**



**Bluebell Road, Dudley, West Midlands**  
£1,100 per month

**Features:**

- Available now
- Semi-detached house
- Three bedrooms
- Recently redecorated with new flooring throughout
- Lounge & kitchen/diner
- Ground floor bathroom & first floor w/c
- Enclosed rear garden
- Parking to the rear

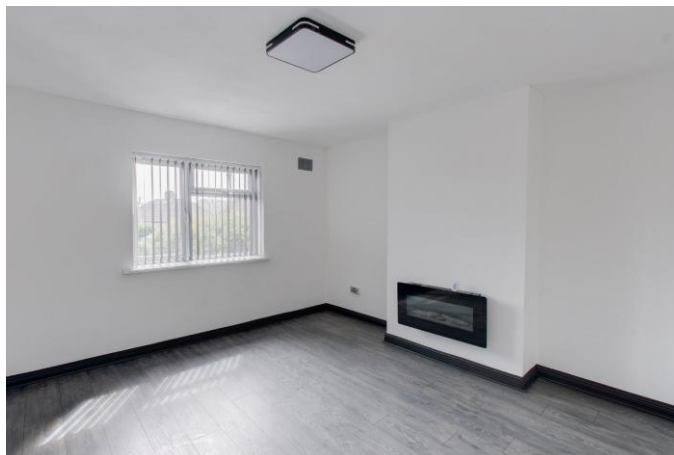
**Description:**

Available now is this well-presented three-bedroom semi-detached house, situated in a convenient location in Dudley, ideal for access to local schools, shops, amenities, and transport links.

The property has been recently redecorated throughout with new flooring and is laid out as follows:

Entrance hallway giving access to a well-presented ground floor bathroom with a shower over the bath, a good-sized lounge, and an open-plan kitchen/diner featuring a range of fitted units with an integrated oven and gas hob. Upstairs, the first-floor landing leads to double bedrooms one and two, a good-sized single bedroom three, and a separate W/C.

Moving outside, the rear of the property enjoys a low-maintenance enclosed garden with steps and a path leading to a vehicle gate, offering potential parking options via a rear service road.



**Details:**

**Entrance Hall**

**Bathroom** 1.7 x 1.85

**Lounge** 4.24 x 3.63

**Lounge/Diner** 2.25 x 5.58

**First Floor Landing**

**Bedroom One** 3.57 x 3.53

**Bedroom Two** 2.98 x 3.76

**Bedroom Three** 2.49 x 2.07

**W/C**



**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](http://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?

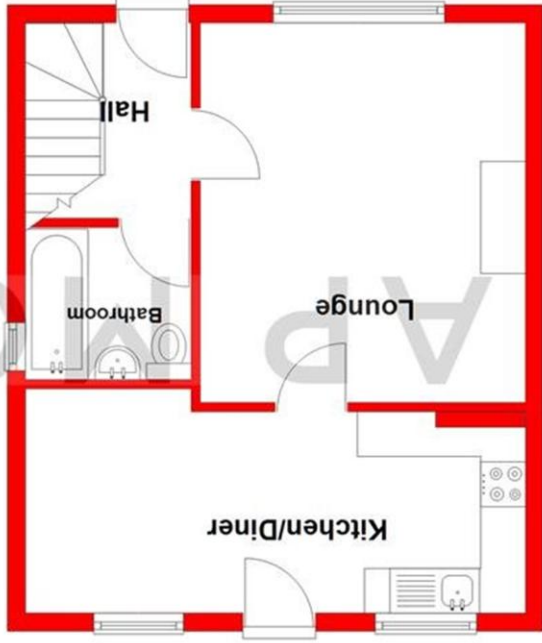
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

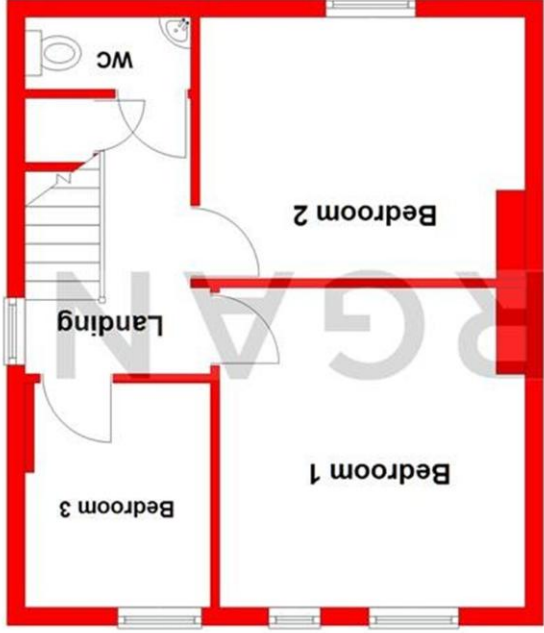
### Ground Floor

Approx. 393.3 sq. feet



### First Floor

Approx. 406.6 sq. feet



Total area: approx. 799.8 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 misstatement. 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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