

**AP MORGAN**



**Lantern Road, Dudley, West Midlands**  
Asking Price £300,000

**Features:**

- Well-presented detached bungalow
- Two generous sized bedrooms
- Spacious lounge
- Well-fit kitchen
- Fabulous conservatory
- Great rear garden
- Two-car driveway
- Close to amenities, schools and shops

**Description:**

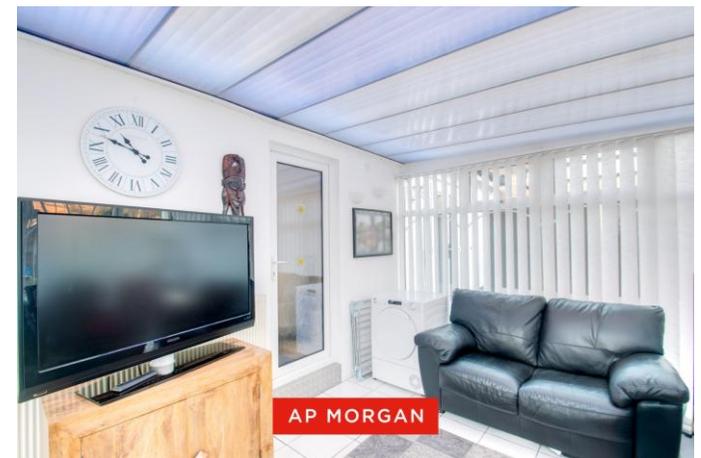
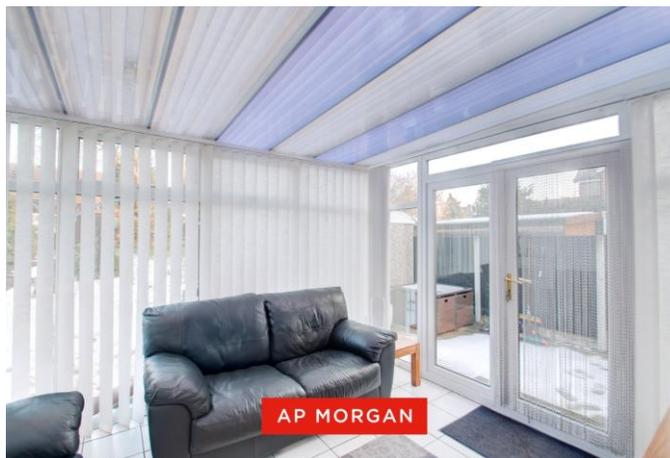
Introducing this well-presented detached bungalow, offering two spacious bedrooms, a generously sized lounge, a well-fitted kitchen, and a gated driveway providing parking for two vehicles, situated in Dudley Wood.

On arrival, the property features a gated driveway suitable for two vehicles, with steps leading up to the main entrance, as well as a door providing access to the kitchen. The front also benefits from a side gate offering direct access to the rear garden.

Upon entry, the bungalow welcomes you into the hallway, which leads left into the lounge — a generous and comfortable space featuring a lovely gas fire and a bay window that allows plenty of natural light to flow through. From the lounge, you can access the kitchen, which is well-fitted with ample cupboard and worktop space, a breakfast bar, and ideal space for freestanding appliances. The kitchen also includes a large cupboard housing the boiler, as well as additional storage space.

Returning to the hallway, you are led to the first bedroom — a fantastic, generously sized double offering excellent space for both comfort and storage, and featuring French doors opening onto the rear garden. The second bedroom is another well-sized double. The bathroom, accessed from the hallway, is well-equipped with a toilet, wash basin, large shower cubicle, and space for storage.

At the end of the hallway is the conservatory, a bright and airy space ideal for both relaxation and entertaining, with another set of French doors opening onto the rear garden.



The garden is initially paved, making it perfect for outdoor furniture and dining. It also features a gate providing access to the front driveway and a shed for garden storage. The remainder of the garden is laid to lawn with shrubbery throughout and an additional storage shed at the rear and is fully enclosed by fencing.

Situated in Dudley Wood, the property offers great links for the town centre with local amenities and shops nearby, as well as great transport links to the M5 motorway and Birmingham City Centre and other major networks, and great bus and train links.

**Details:**

**Hallway** 19'6" x 4'8" (5.94m x 1.42m)

**Lounge** 13'7" x 14'1" (4.14m x 4.3m)

**Kitchen** 7'2" x 10'6" (2.18m x 3.2m)

**Bedroom One** 13'11" x 14'6" (4.24m x 4.42m)

**Bedroom Two** 10'5" x 8'5" (3.18m x 2.57m)

**Bathroom** 7'10" x 7'5" (2.4m x 2.26m)

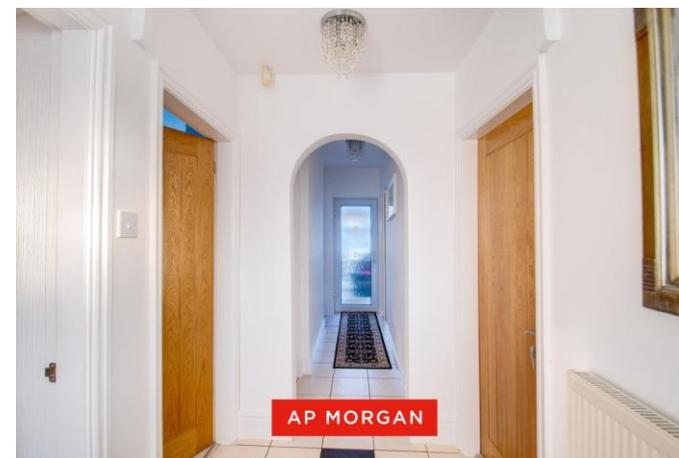
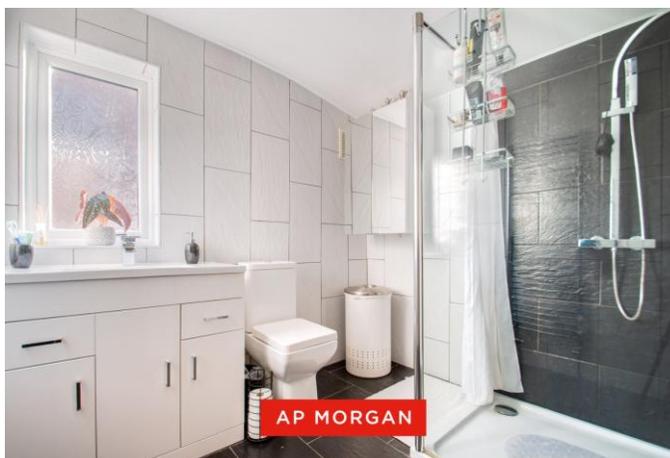
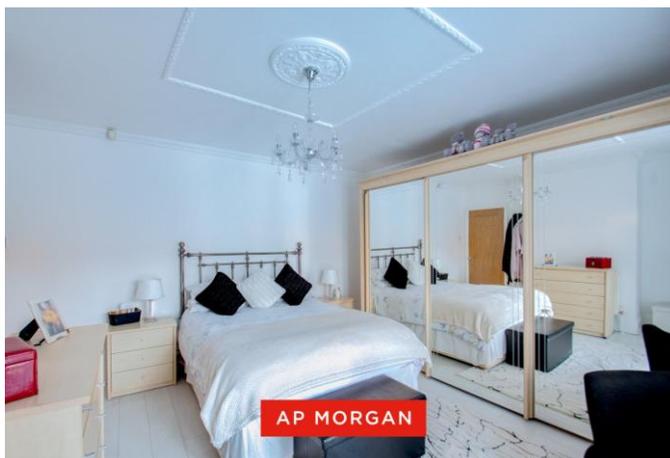
**Conservatory** 10'2" x 12'1" (3.1m x 3.68m)

**EPC Rating:** D

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (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.

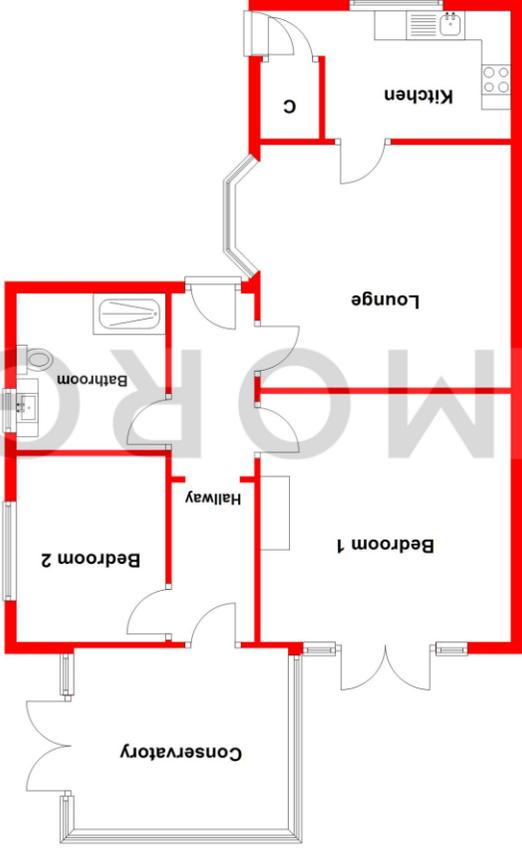
### Need a solicitor?

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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor  
Approx. 82.5 sq. metres (888.0 sq. feet)



Total area: approx. 82.5 sq. metres (888.0 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 Planip.

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