

**AP MORGAN**



**Griffin Street, Netherton, Dudley**  
Guide Price £130,000

### Features:

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Tons of potential
- Three bedrooms
- Spacious lounge
- Downstairs bathroom
- On-road parking (potential for a driveway)
- Extensive rear garden
- Close to schools, shops and transport links

### Description:

This Property is Being sold by AP Morgan Modern Method Auction.

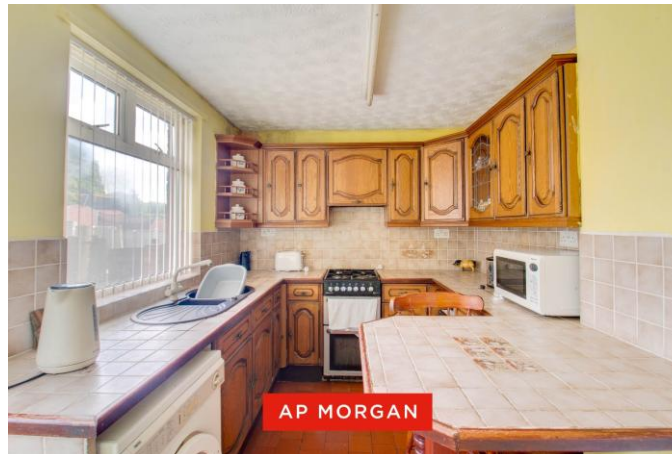
Modern Method Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Introducing this end of terrace property, offered with no onward chain and plenty of potential. The property features three well-sized bedrooms, a generous lounge, a spacious kitchen with potential to extend, and an extensive rear garden. There is on-road parking at the front, with the option to create a driveway, all situated in Netherton, Dudley.

On arrival, the property offers a front patio area bordered by a short brick wall, with the potential to remove it and create a driveway for multi-car parking, with the entrance located just behind.



Upon entry, the ground floor leads into the entrance hall, which comprises stairs rising to the first floor and access to the bathroom, fitted with a toilet, wash basin, and shower cubicle, along with a cupboard in the corner for additional storage. The entrance hall also leads into the lounge, a generous space ideal for comfort and family entertainment, which in turn leads into the kitchen. The kitchen is fitted with ample storage and worktop space, with room for freestanding appliances. It also provides access to a large storage cupboard, with a coal house behind it, accessed from the rear garden—offering an excellent opportunity to extend and create a kitchen/diner.

The first floor opens onto the landing, which leads to bedroom one, a generous double with fitted wardrobes and a spacious storage cupboard; bedroom two, another generous double; and bedroom three, a single.

The rear garden opens onto a patio area, ideal for outdoor furniture and dining, followed by an extensive lawn, providing a great space for family activities and entertainment.

Situated in Netherton, Dudley, the property is close to well-regarded schools, as well as a range of local shops and amenities. It also benefits from excellent public transport links, with a nearby bus stop, and convenient road connections to Merry Hill and Dudley for further shopping and facilities.

#### Details:

##### Entrance Hall

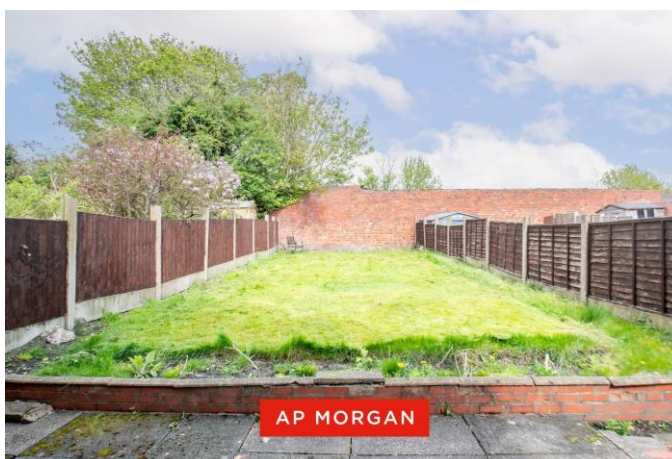
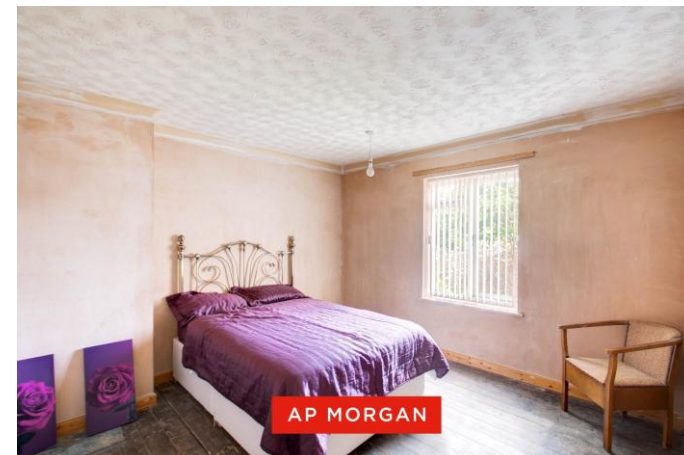
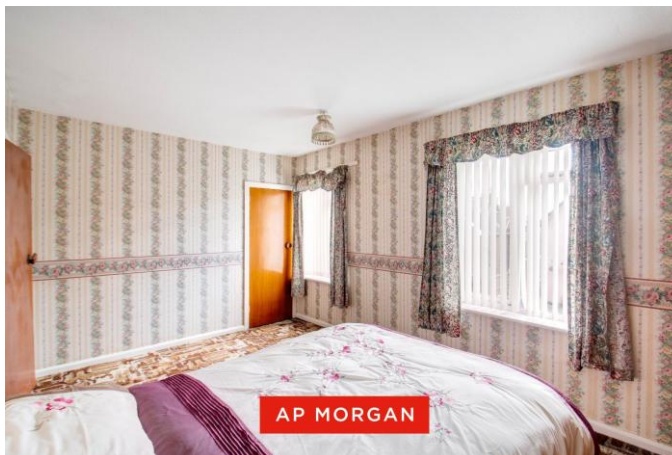
Lounge 14' x 11'11" (4.27m x 3.63m)

Kitchen 7'3" x 12'2" (2.2m x 3.7m)

Storage 7'7" x 0.84 (2.3m x 0.84)

Bathroom 5'10" x 6'5" (1.78m x 1.96m)

##### Landing



## 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?

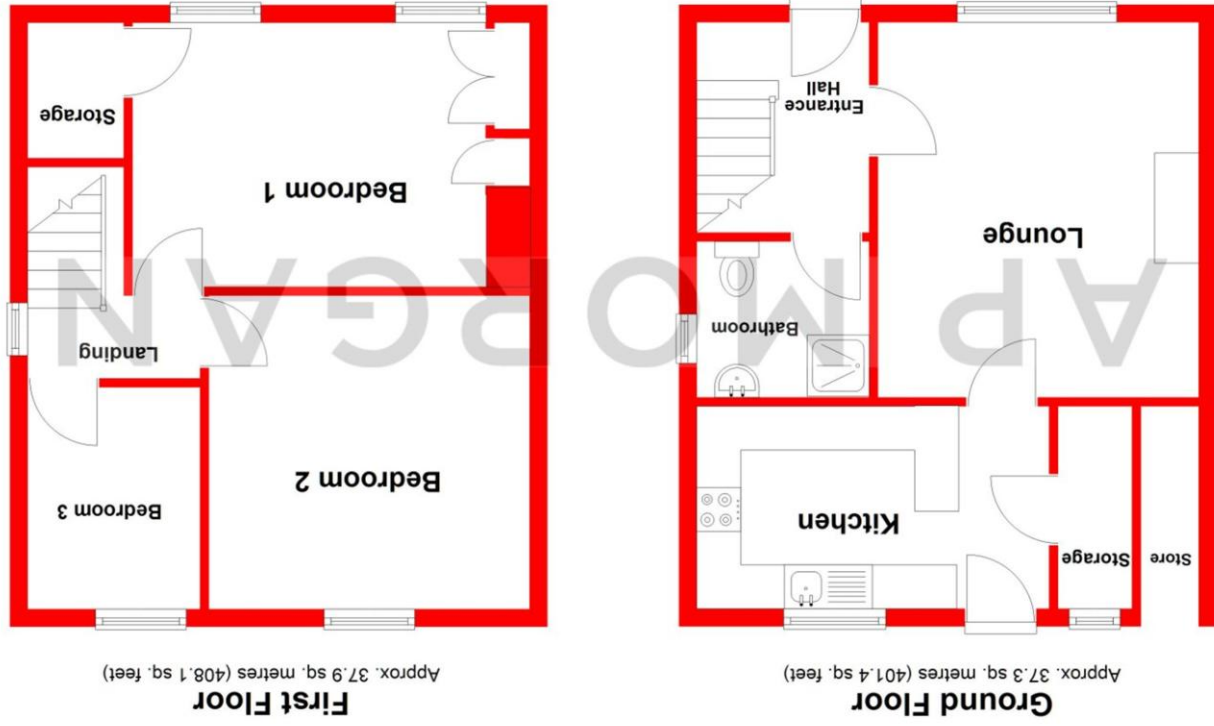
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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 £99 + 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.



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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