

AP MORGAN



Doultons Meadow, Netherton, Dudley
Guide Price £240,000

Features:

- Modern mid-terraced home
- Three bedrooms
- Generous sized lounge space
- Well-equipped kitchen/diner
- WC, family bathroom and en-suite
- Well-presented rear garden
- Driveway and overflow parking
- Quiet and ideal location

Description:

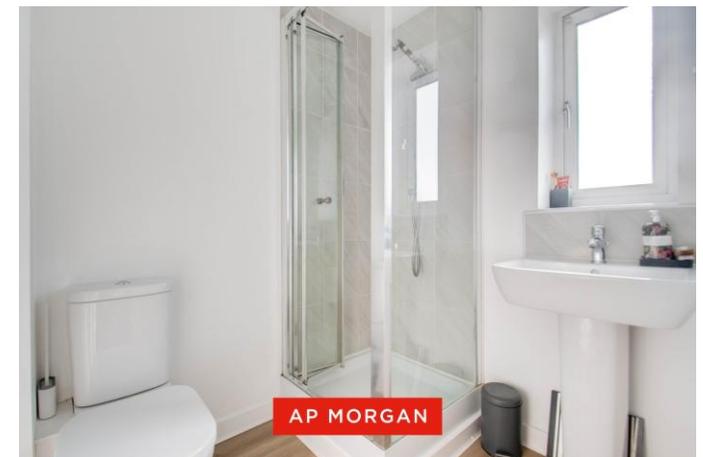
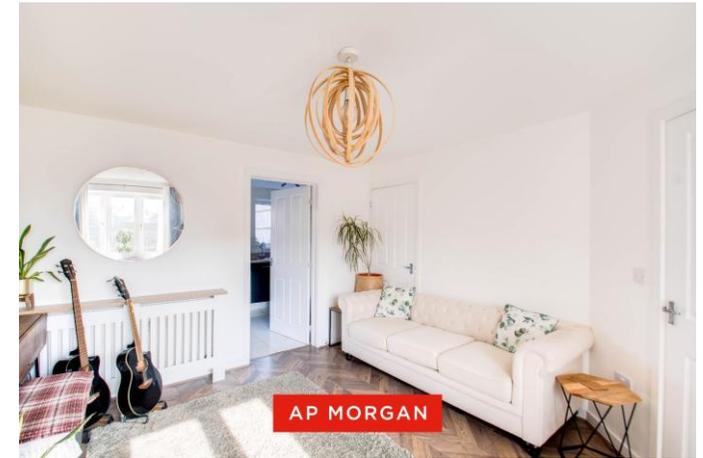
GUIDE PRICE £240,000 - £250,000

Welcoming you to this well-presented mid-terraced home, offering three generous bedrooms, a spacious lounge, a well-equipped kitchen/diner, a well-maintained rear garden, and ample parking via the driveway and overflow car park, situated in Netherton, Dudley.

On arrival, you are welcomed into a peaceful cul-de-sac where the property benefits from a front driveway suitable for two vehicles, along with additional overflow parking across the road, ideal for visitors. A pathway leads to the entrance of the property, with lawns on either side adding greenery to the frontage.

Upon entry, the ground floor opens into the hallway, which comprises stairs rising to the first floor and a WC to the right, fitted with a toilet and wash basin. To the left of the hallway is the lounge, a spacious room ideal for relaxation and entertaining, featuring a storage cupboard beneath the stairs and a large window allowing plenty of natural light to flow through. The lounge leads seamlessly into the kitchen/diner, which offers ample space for a family dining table and features French doors opening onto the rear garden. The kitchen is well-equipped with generous storage and worktop space, an integrated fridge/freezer, oven with gas hob and extractor hood, dishwasher, and washing machine.

The first floor comprises a landing leading to the master bedroom, a spacious double with a storage cupboard and an en-suite fitted with a toilet, wash basin, and shower cubicle. There is also a second double bedroom and a third single bedroom, which would also be ideal as a nursery, office, or dressing room. The family bathroom is also located on this floor and comprises a toilet, wash basin, and bathtub.



The rear garden opens onto a patio area, providing an excellent space for outdoor furniture and dining. A path runs along the side, leading to the rear of the garden, where there is a shed, ideal for garden storage. The remainder of the garden is laid to lawn and enclosed by fencing.

The property is conveniently located close to a range of local shops and amenities, including supermarkets. For families, there are several schools catering to all ages, as well as nearby playing fields. Commuting routes provide access to Merry Hill, Dudley, and Birmingham, while Cradley Heath train and bus stations are just over a mile away, offering regular public transport links to Merry Hill, Birmingham, and Stourbridge.

Details:

Hall

WC

Lounge 14'1" x 13'6" (4.3m x 4.11m) Both Max

Kitchen/Diner 8'9" x 15'2" (2.67m x 4.62m)

Landing

Master Bedroom 9'7" x 11'11" (2.92m x 3.63m) Both Max

En-suite

Bedroom Two 7'5" x 9'2" (2.26m x 2.8m)

Bedroom Three 7'5" x 5'10" (2.26m x 1.78m)

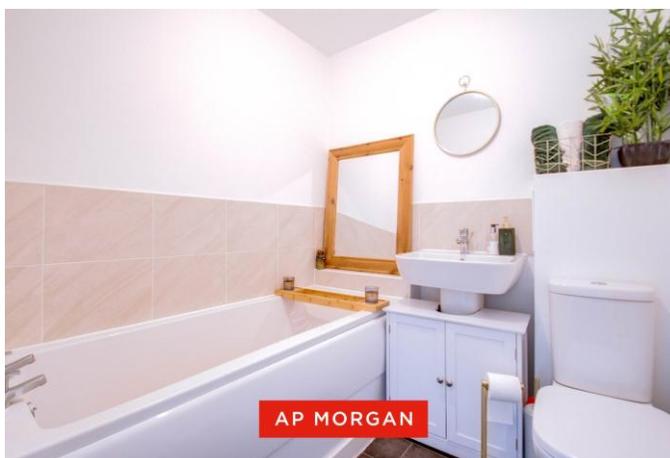
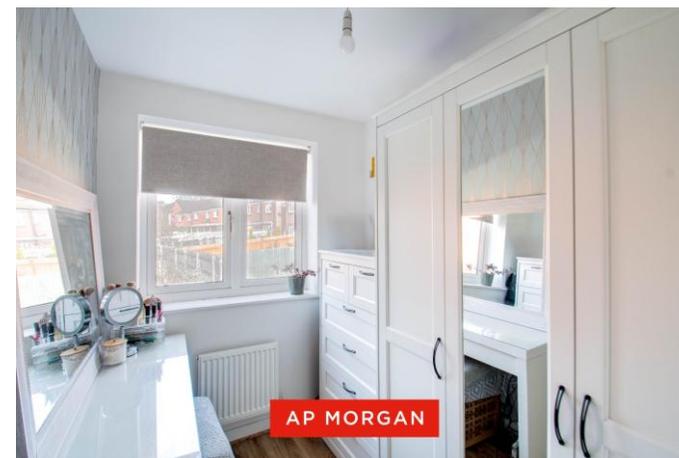
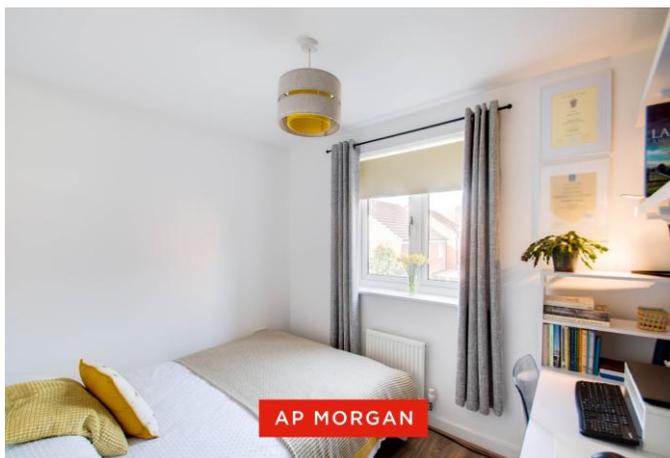
Bathroom

EPC Rating: B

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

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?

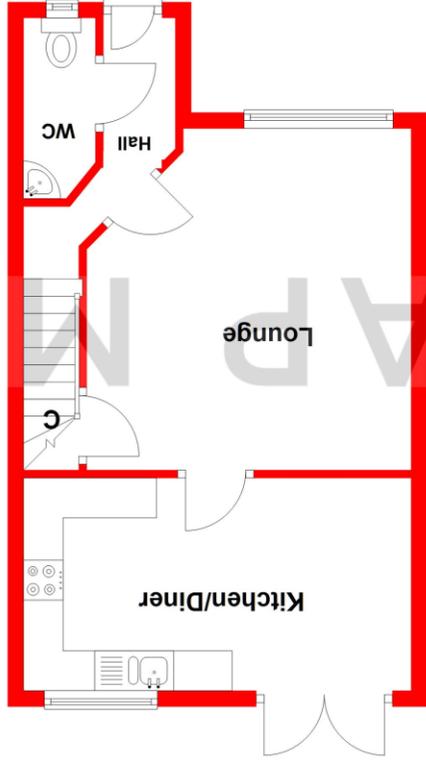
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Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish 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.

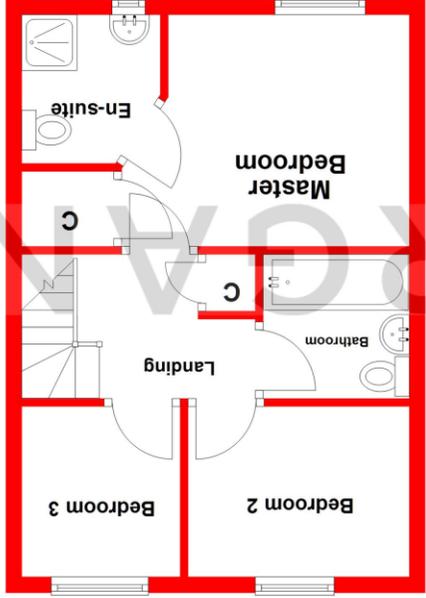
Ground Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 71.2 sq. metres (766.8 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 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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