

AP MORGAN



Highbridge Road

Offers in the region of £240,000

Features:

- Beautifully presented, three-bedroom, semi-detached house in Dudley.
- Exciting opportunity for first time buyers.
- Spacious living room
- Generously sized dining room
- Rear terrace
- Ground floor WC
- Three well-proportioned bedrooms
- Integral storage
- Family bathroom
- Versatile and low maintenance rear garden
- Double drives for parking multiple vehicles
- Expansive corner plot



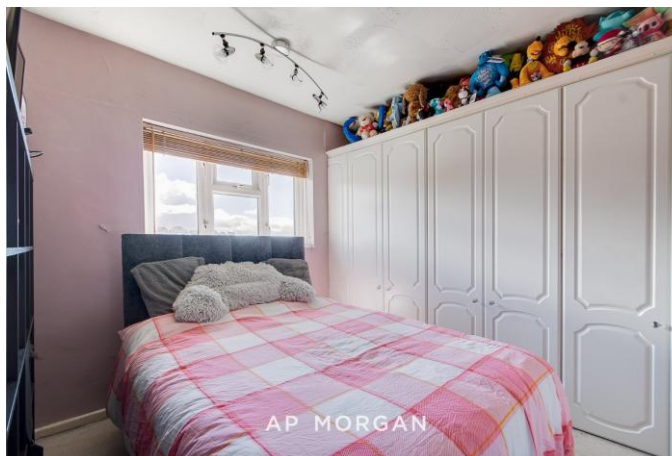
Description:

Corner plot. Double drive. Over 1,000 square feet. Three bedrooms. Still scrolling? You shouldn't be.

Sitting on a generous corner plot on Highbridge Road, Dudley, this beautifully presented three-bedroom semi has the kind of space, layout and kerb appeal that's genuinely hard to find at this level. A double driveway to the side handles the practicalities before you even step inside, and from there it just keeps delivering.

Downstairs flows exactly as you'd want it to. A welcoming living room leads through to a generous dining room, there's a separate kitchen, a handy ground floor WC and a utility room that quietly takes care of the chaos. Step outside and you'll find a low maintenance rear garden with a terrace area that invites you to use it.

Head upstairs and three well-proportioned bedrooms, integral storage and a family bathroom give you everything you need without compromise. There's real flexibility here too, whether you're a first-time buyer ready to stop renting or a growing family looking for room to breathe.



With over 1,000 square feet across two floors and a layout that just works, 69 Highbridge Road is one of those homes that makes an awful lot of sense.

Viewing slots will go quickly. Call us now and let's get you through the door.

Details:

Porch

Living Room 15'1" x 19'11" (4.6m x 6.07m)

Kitchen 10'3" x 8'9" (3.12m x 2.67m)

Dining Room 10'6" x 10'6" (3.2m x 3.2m)

Utility Room 4'11" x 5'6" (1.5m x 1.68m)

Ground Floor WC 4'11" x 2'7" (1.5m x 0.79m)

Landing

Bedroom One 12'1" x 13'9" (3.68m x 4.2m) Both Max

Bedroom Two 10'6" x 10'10" (3.2m x 3.3m)

Bedroom Three 8'1" x 8'6" (2.46m x 2.6m) Both Max

Bathroom 4'7" x 8'9" (1.4m x 2.67m)

EPC Rating: To be confirmed

Council Tax Band: A (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.

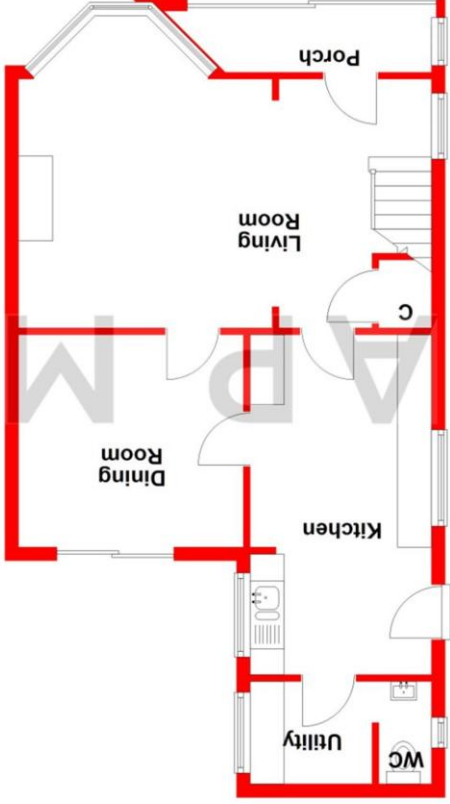
Need a solicitor?

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.

Ground Floor
Approx. 54.5 sq. metres (586.1 sq. feet)

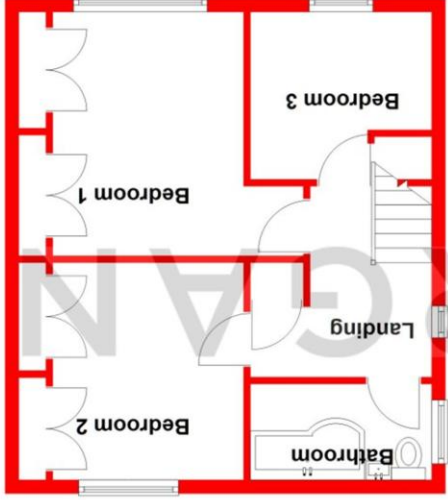


Total area: approx. 96.5 sq. metres (1038.3 sq. feet)

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 Planlup.

First Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



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