

AP MORGAN



Marley Road, Dudley
Asking Price £200,000

Features:

- Extended three-bedroom, semi-detached home in Dudley
- Exciting opportunity for first time buyers and investors looking for a project
- Off street parking for multiple vehicles
- Generously sized lounge
- Spacious reception room/dining room
- Extended kitchen
- Ground floor WC
- Versatile rear garden

Description:

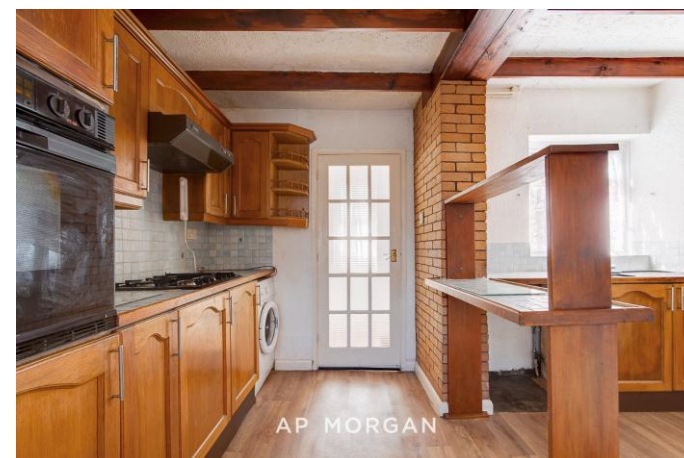
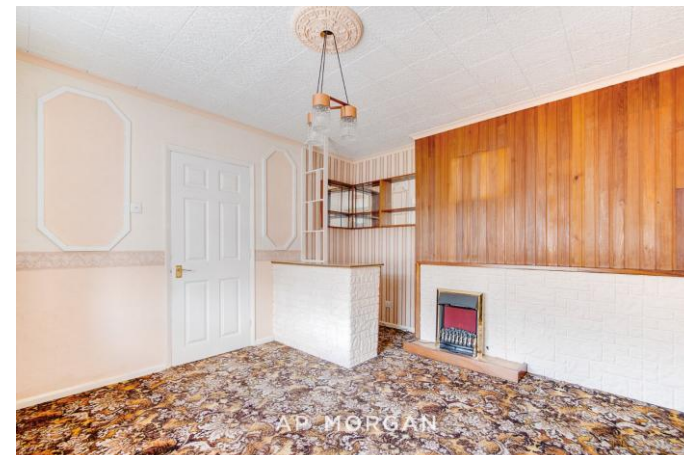
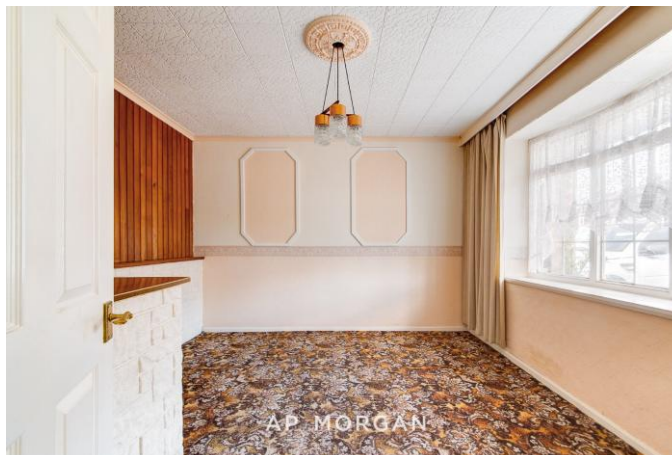
Three bedrooms, two reception rooms, an extended kitchen and a ground floor WC — this is the kind of space that takes first-time buyers and investors by surprise. Marley Road is a project with real potential, and with off-street parking for multiple vehicles and a generous rear garden, there is plenty to work with here. Call us now — properties like this at this price rarely hang around.

Step inside and the ground floor immediately impresses. A welcoming porch leads through to a hall, and from there the layout opens. The lounge is a generous size — the sort of room that works equally well for families settling in for the evening or buyers looking to show off their renovation results. The separate reception room connects through to the dining room, giving you real flexibility depending on how you want to use the space.

The kitchen has been extended, making it one of the strongest rooms in the house. With a ground floor WC also in place, the practical groundwork is already done.

Upstairs, three bedrooms are served by a family bathroom, and the layout is well-proportioned throughout.

Outside, off-street parking for multiple vehicles is a bonus, and the rear garden offers a versatile blank canvas — whether that is a low-maintenance outdoor space or something more ambitious.



Whether you are taking your first step onto the ladder or adding to a portfolio, this one is worth your time.

Book your viewing now.

Details:

Porch

Hall

Lounge 11'7" x 11'5" (3.53m x 3.48m)

Reception Room 10'8" x 11'9" (3.25m x 3.58m)

Dining Room 8'11" x 11'5" (2.72m x 3.48m)

Kitchen 9'10" x 13'6" (3m x 4.11m)

Porch

Ground Floor WC 4'10" x 2'11" (1.47m x 0.9m)

Landing

Bedroom One 10'7" x 9'11" (3.23m x 3.02m) Both Max

Bedroom Two 11'8" x 11'5" (3.56m x 3.48m) Both Max

Bedroom Three 6'11" x 9'3" (2.1m x 2.82m)

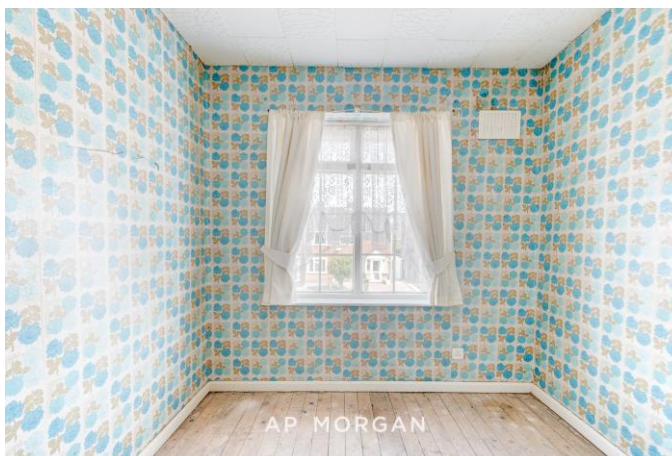
Bathroom 5'7" x 8'3" (1.7m x 2.51m)

EPC Rating: To be confirmed

Council Tax Band: B (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?

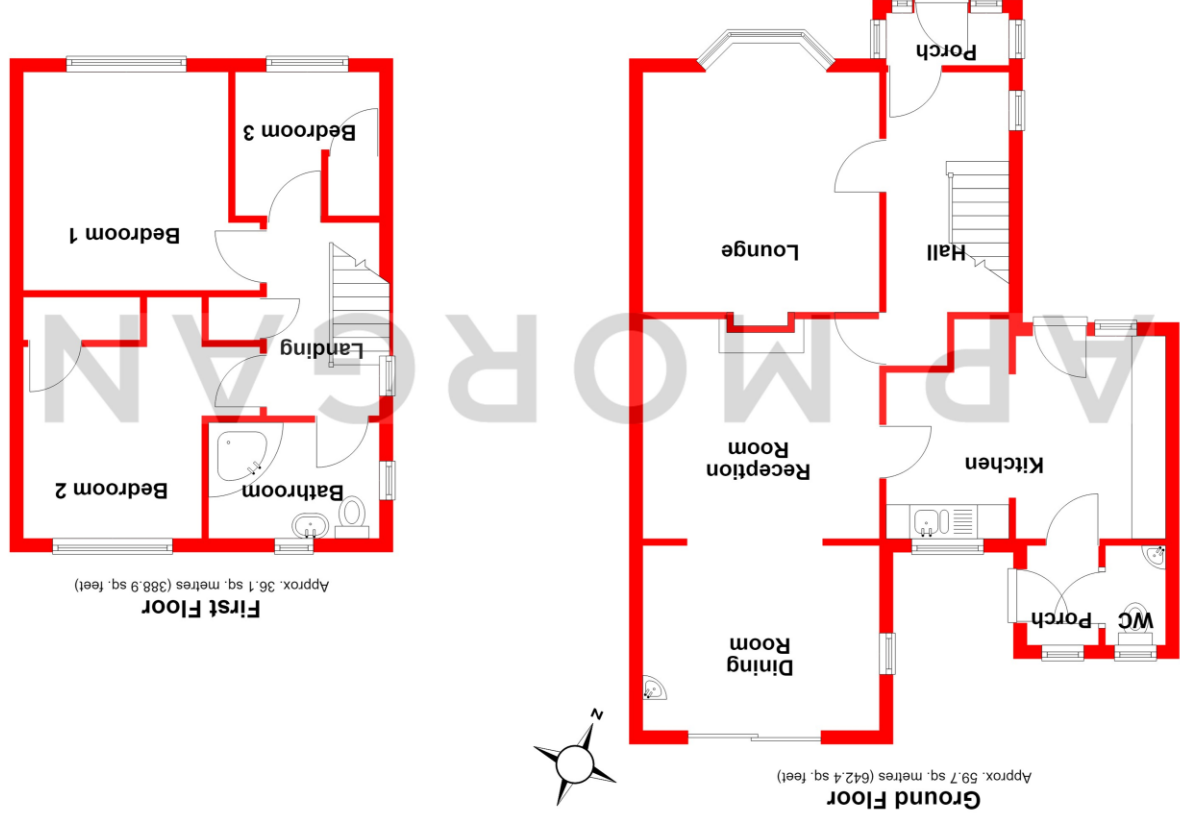
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 95.8 sq. metres (1031.2 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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