

**AP MORGAN**



**Copse Road, Dudley**  
Asking Price £220,000

**Features:**

- Beautifully presented three bedroom home
- Exciting opportunity for first time buyers and growing families
- Access to canal at the rear,
- Well positioned for amenities and schooling,
- Low maintenance garden,
- 2020 fitted boiler, new windows, new kitchen, new bathroom.

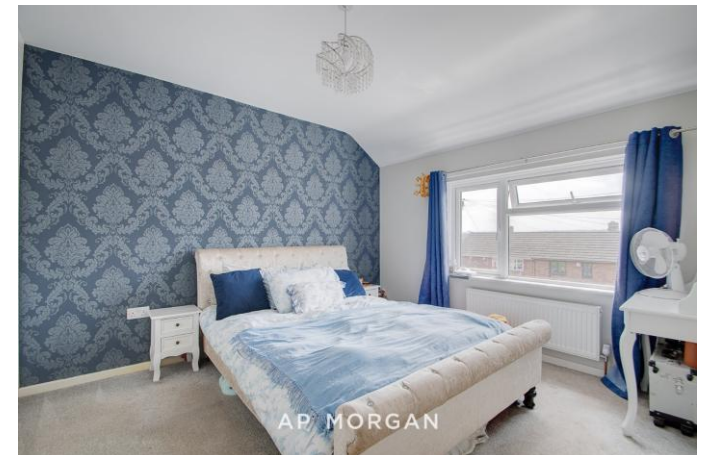
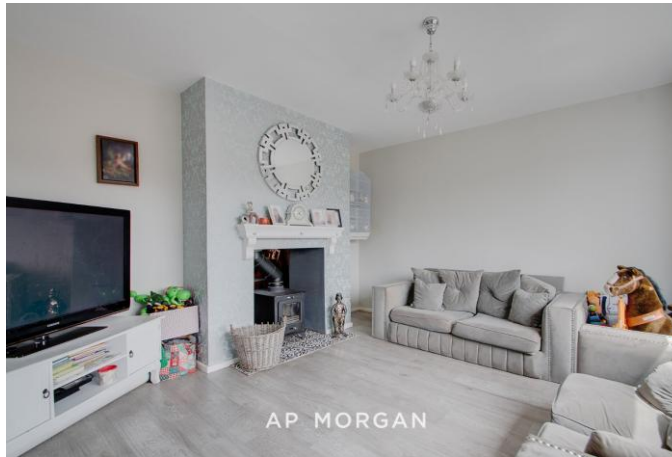
**Description:**

Canal at the bottom of the garden, walking distance to everything, and all the big jobs already done. Seriously, where do we sign?

Copse Road is one of those homes that just makes sense. Three well-proportioned bedrooms, a practical and flexible layout across both floors, and a location that genuinely delivers on the promise of easy family living. Schools, shops, the hospital and a great range of local amenities are all within comfortable walking distance, and stepping out of the back garden onto the canal towpath is the kind of everyday luxury that never gets old.

What really sets this one apart is how much has already been taken care of. A new boiler, new windows, a new kitchen and a new bathroom, all completed in 2020, mean the heavy lifting is done. This is a home you can move straight into and enjoy from day one.

The ground floor gives you real flexibility, with a lounge, a separate dining room, a kitchen and a utility room all working together without feeling cramped. Upstairs, three good-sized bedrooms and a family bathroom make this a proper family home rather than one that just looks the part. The garden has been kept deliberately low maintenance, leaving you free to enjoy it rather than spend every weekend on it. Whether that is a quiet evening with the canal as your backdrop or a relaxed weekend morning with nowhere to be, the setting adds something genuinely special to everyday life.



The canal access alone would be enough to get us excited, but add in the 2020 upgrades, the walkable location and three solid bedrooms and this is a compelling package for any growing family. Viewings will move quickly on this one, so call us today and we will get you in to see it for yourself.

**Details:**

**Hall**

**Lounge** 12'10" x 12'9" (3.9m x 3.89m)

**Dining Room** 9'5" x 9'11" (2.87m x 3.02m)

**Kitchen** 8'10" x 10'2" (2.7m x 3.1m)

**Utility Room** 11'6" x 5'9" (3.5m x 1.75m)

**Landing**

**Bedroom One** 11'1" x 10'3" (3.38m x 3.12m)

**Bedroom Two** 9'4" x 10'10" (2.84m x 3.3m)

**Bedroom Three** 7'11" x 8'7" (2.41m x 2.62m)

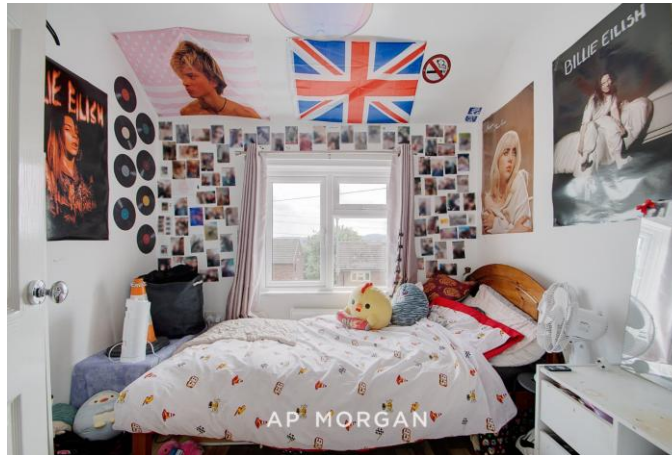
**Bathroom** 4'8" x 7'11" (1.42m x 2.41m)

**EPC Rating:** E

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

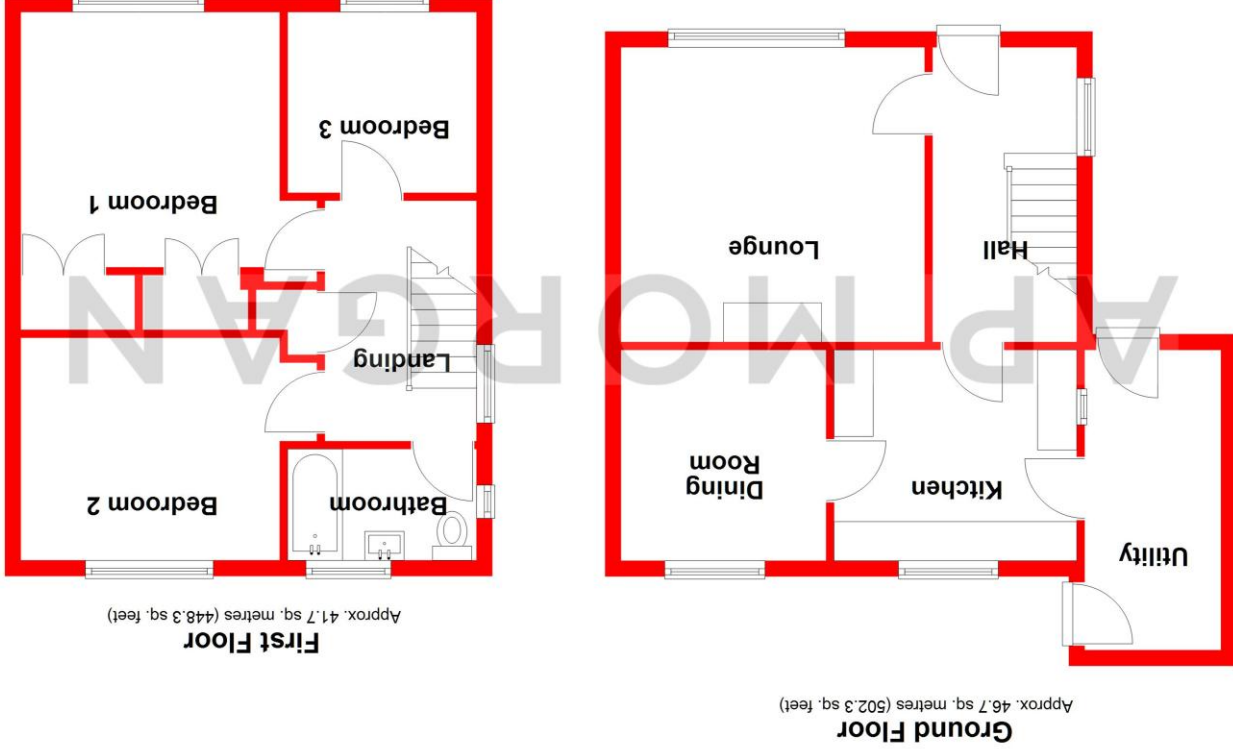
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 88.3 sq. metres (950.6 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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