

**AP MORGAN**



**Richmond Grove, Dudley**  
Asking Price £350,000

**Features:**

- Beautifully presented three-bedroom semi-detached home
- Exciting opportunity for large and growing families
- Spacious lounge/dining room
- Generously sized kitchen
- Conservatory
- Off-street parking for multiple vehicles
- Externally accessed garage
- Versatile family garden
- Well positioned for amenities

**Description:**

Big family. Bigger home. This is the one you've been waiting for.

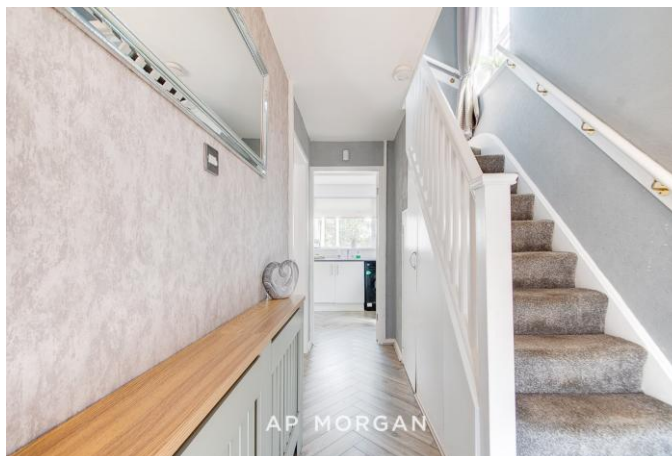
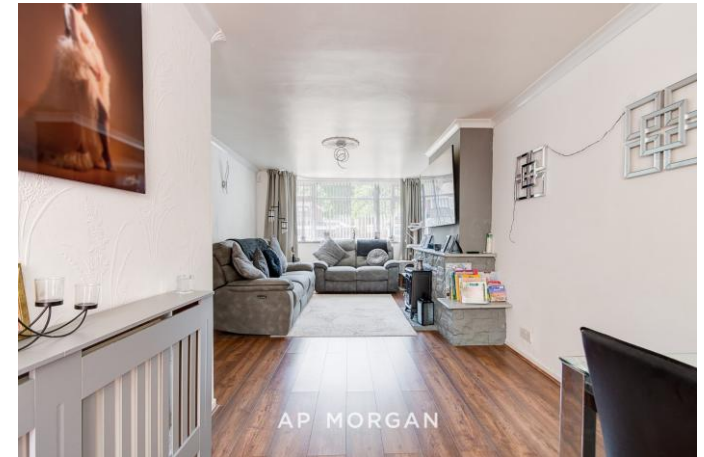
A beautifully presented three-bedroom semi-detached home with space to spread out, room to grow, and a layout that just works. Early interest is expected, call our team today to arrange a viewing.

Set back with off-street parking for multiple vehicles, the home opens into a bright, spacious lounge/dining room, perfect for everyday life and entertaining alike. The kitchen is generously sized and flows through to a lovely conservatory, a real bonus room that brings in the light and adds genuine everyday living space, whether that's a second sitting area, a play space for the kids, or somewhere to enjoy your morning coffee.

Upstairs you'll find three well-proportioned bedrooms and a family bathroom, giving every member of the household their own space.

Outside, the externally accessed garage offers practical storage or workshop potential, while the garden is versatile enough for summer barbecues, a game of football, or simply relaxing in the sunshine.

Well positioned for local amenities, this is a home that has clearly been looked after and is ready for its next chapter.



Homes like this don't sit around for long. Contact us today to book your viewing before someone else gets there first.

**Details:**

**Hall**

**Lounge/Dining Room** 23'2" x 10'10" (7.06m x 3.3m) Both Max

**Kitchen** 7'2" x 8'11" (2.18m x 2.72m)

**Conservatory** 6'6" x 9'11" (1.98m x 3.02m)

**Landing**

**Bedroom One** 13'2" x 11'3" (4.01m x 3.43m) Both Max

**Bedroom Two** 10'4" x 10'2" (3.15m x 3.1m)

**Bedroom Three** 6'5" x 7'7" (1.96m x 2.3m)

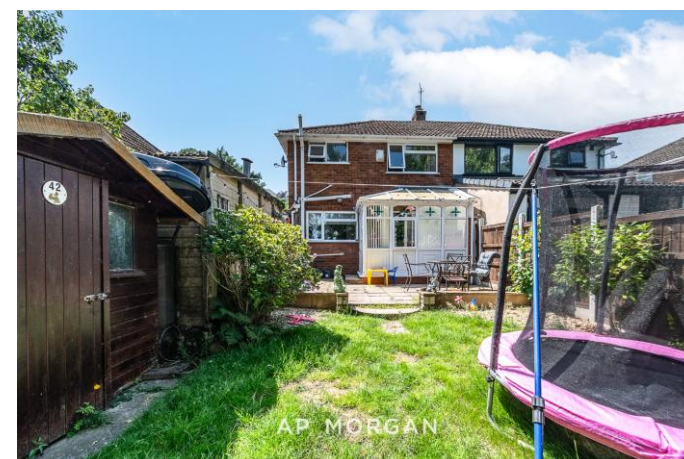
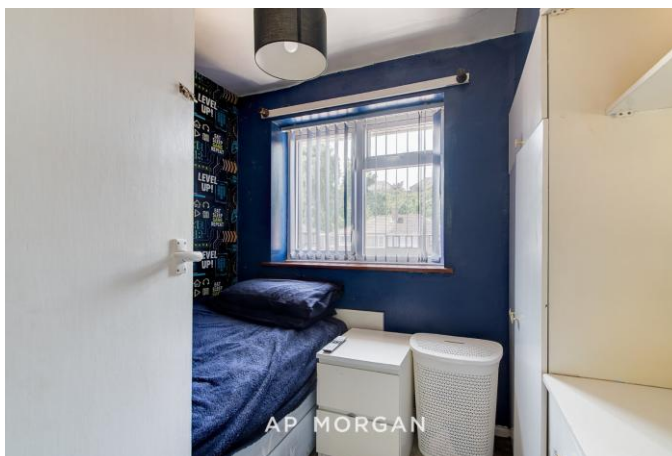
**Bathroom** 7'8" x 6'10" (2.34m x 2.08m)

**EPC Rating:** To be confirmed

**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](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.

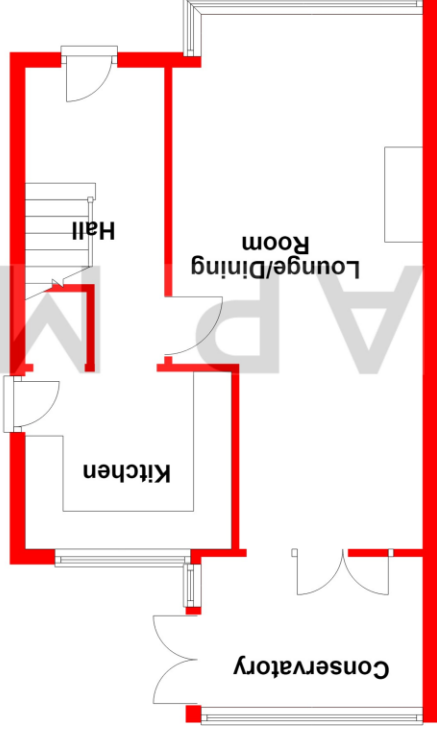
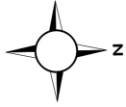
### Need a solicitor?

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.

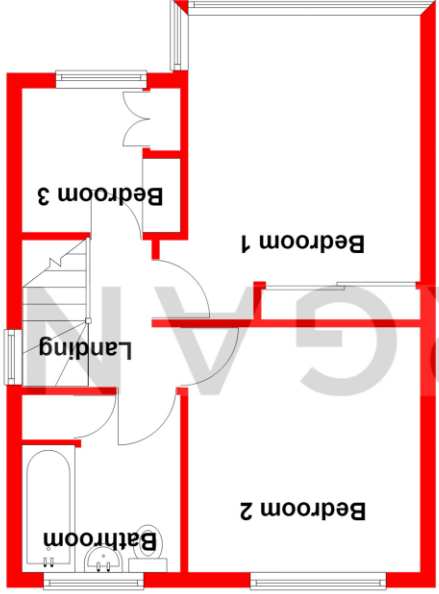
### Identity Checks

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.

Ground Floor  
Approx. 41.2 sq. metres (443.6 sq. feet)



First Floor  
Approx. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 78.1 sq. metres (840.5 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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