



Doolittle & Dalley.

Selling, Letting & Managing Property since 1893

**2B Wolverhampton Road,
Kidderminster,
Worcestershire, DY10 2UR**
Asking Price: £165,000

- One bedroom semi detached bungalow
- Lounge diner
- Convenient for bus routes to Kidderminster and Stourbridge
- Parking space

- Broadwaters Park close by as well as 'Tesco Express' for those everyday essentials
- En-Suite shower room
- No upward chain
- EPC=E



A rare opportunity to purchase a one bedroom semi detached bungalow in a convenient location. Situated down a private driveway yet convenient for bus routes to Kidderminster, Stourbridge, Wolverhampton and beyond. Broadwaters park is across the road offering plenty of walks. 'Tesco Express' is also close by ideal for those daily essentials. This well maintained accommodation comprises of; welcoming hallway, lounge diner, kitchen, master bedroom with en-suite shower room off. Outside includes a parking space and shed for storage. The property benefits from no upward chain. EPC=E

Entrance Hallway

4'1" x 6'2" (1.24m x 1.89m)

Electric heater. Upvc double glazed front entrance door.

Lounge Diner

14'7" x 14'4" (4.45m x 4.36m)

Two 'Elegance' electric heaters. Electric fire set in feature surround. Upvc double glazed window.

Kitchen

10'2" x 7'7" (3.09m x 2.31m)

Range of wall and floor cupboards and drawers. Worktop incorporating single bowl sink. Space and plumbing for washing machine. Space for fridge freezer. Tiled splashback. 'Hotpoint' electric oven and hob with extractor fan over. Tiled floor. Double glazed 'Velux' sky light.

Bedroom

9'11" x 11'4" (3.03m x 3.46m)

'Elegance' electric heater. Fuse board. Storage cupboard. Upvc double glazed window.

En-Suite Shower Room

4'4" x 6 (1.33m x 1.84m)

Shower cubicle with sliding glass door. 'Mira Go' electric shower. 'Elegance' electric heater. Vanity sink unit with mixer tap. Low level w.c. Wall mounted cupboards. Extractor fan. Access to loft space. Fully tiled walls. Tiled floor. Light tunnel. Wall mounted electric heater.

Outside

The property is situated down a small driveway, just off the Wolverhampton Road. The property is set behind a low level brick wall. There is a small area outside that can be used for parking. There is a small shed with power.

Tenure & Possession

Freehold with vacant possession upon completion.

Services

Mains water, electricity and drainage are connected. We have not tested any apparatus, fixtures, fittings or services and we cannot verify that they are in working order, correctly installed or fit for the purpose. Prospective purchasers are advised to obtain verification from their solicitor, surveyor or specialist contractor as appropriate. The property has fibre to the cabinet broadband connection available. Indoor mobile coverage is limited. Outdoor mobile coverage is likely with EE, Three, O2 and Vodafone. (Source: Ofcom)



Fixtures & Fittings

Any fixtures and fittings not mentioned in these sale particulars are excluded from the sale.

Viewing

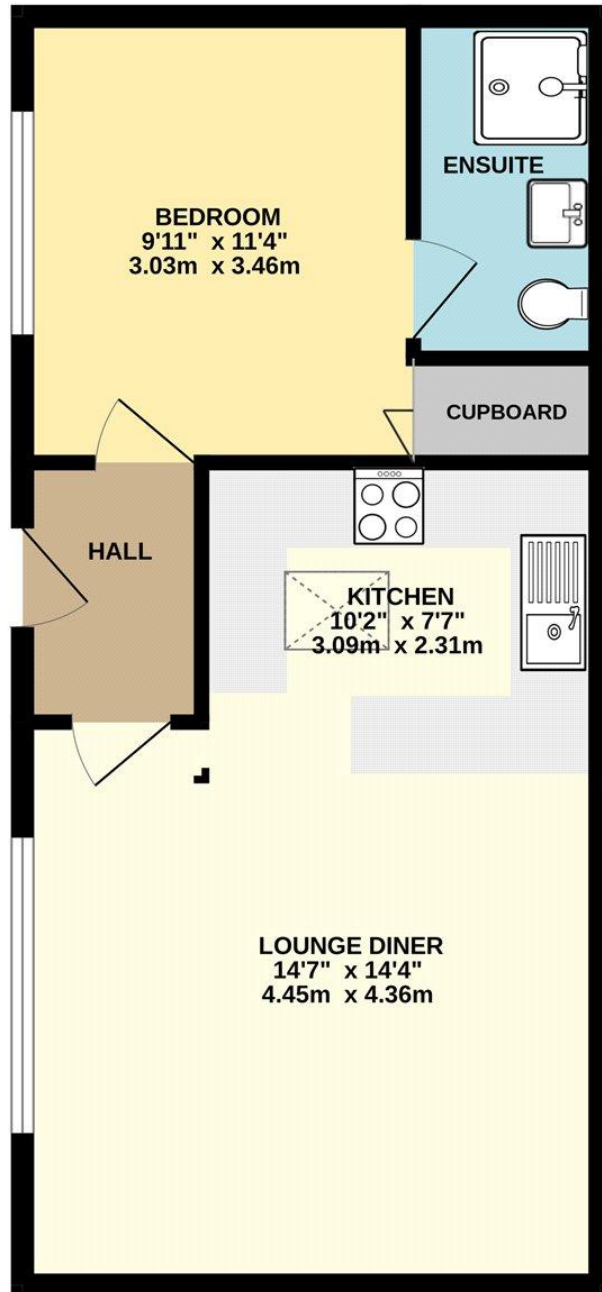
By prior appointment with Doolittle & Dalley 01562 821600.

Council Tax Band 'A' as at 04.11.2024

Reference: KH.HB.04.11.2024



GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.7 sq.m.) approx.

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.
Made with Metropix ©2024

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that: -

1. These particulars do not constitute, or constitute any part, of an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give and neither Messrs. Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003

We are governed by the Anti-money Laundering Legislation and are obliged to report any knowledge or suspicion of money laundering to the National Criminal Intelligence Service. Therefore, if you purchase this property, you will be required to produce photographic identification and a utility bill for your current address in accordance with this Act. Without identification a sale cannot proceed.

Valuation Advice for Prospective Purchasers

If you have a property to sell, we can provide you with a Free Market Appraisal and marketing advice without any obligation.

Misrepresentations Act

Messrs. Doolittle & Dalley for themselves and for the vendors/lessors of this property whose agents they are, give notice that: 1.These particulars do not constitute, or constitute any part, of an offer or a contract. 2.All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Doolittle & Dalley or the vendor. 3.None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4.Any intending purchaser must satisfy him/herself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 5.The vendor does not make or give and neither Messrs Doolittle & Dalley or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

