



**Newark Road, Dudley**

**£185,000**

**Features:**

- Semi detached house
- Four bedrooms
- Two reception rooms
- Modern kitchen
- Bathroom and wet room
- Easy to maintain rear garden
- Driveway
- EPC - TBC

**Description:**

This deceptively spacious four bedroom end of terrace house, ideal for families due to its interior space. The property in brief: Entrance hall, lounge with feature fireplace, dining room, modern kitchen with an integrated oven, electric hob as well as space for a fridge/freezer and a dishwasher. The kitchen also offers access to the rear garden. The utility room lies to the side of the property and has space for a washer and dryer, as well as benefiting from surface space. Leading on is the downstairs wet room. Upstairs: Bedroom one is a generous size and benefits from fitted wardrobes including overhead storage cupboards. Bedrooms two and three are also double in size and benefit from fitted wardrobes as well. Bedroom four is well-sized and has fitted furniture. There is also a family bathroom. Outside: The rear garden is laid with patio, making it easy to maintain. There is plenty of space for both patio furniture and children's garden toys. The garden benefits from a brick shed to the end, which was once an air-raid shelter. The property also benefits from a garage that has pedestrian access only, making it an ideal additional storage space. To the front is a large driveway providing off road parking for several cars. This property is located near to plenty of local shops and amenities, including supermarkets. For families, there are several schools for all ages, as well as local playing fields. There are commuting routes to Merry Hill, Dudley and Birmingham via broad, and Cradley Heath train and bus stations are just over a mile away, providing several public transport routes to Merry Hill, Birmingham and Stourbridge.



**Details:**

**Entrance Hall**

**Lounge**

12' 5" x 15' 0" (3.78m x 4.57m)

**Dining Room**

12' 0" x 9' 1" (3.65m x 2.77m)

**Kitchen**

18' 5" x 6' 8" (5.61m x 2.03m)

**Utility**

10' 3" x 5' 7" (3.12m x 1.70m)

**Wet Room**

9' 5" x 6' 2" (2.87m x 1.88m)

**Bedroom One**

11' 7" x 13' 4" (3.53m x 4.06m)

**Bedroom Two**

13' 0" x 9' 0" (3.96m x 2.74m)

**Bedroom Three**

9' 7" x 9' 9" (2.92m x 2.97m)

**Bedroom Four**

6' 9" x 8' 9" (2.06m x 2.66m)

**Bathroom**

6' 10" x 7' 4" (2.08m x 2.23m)

**EPC Rating:**

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. 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 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.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.

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### Need a removal company and storage?

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GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.

TOTAL FLOOR AREA : 1095 sq.ft. (101.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

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