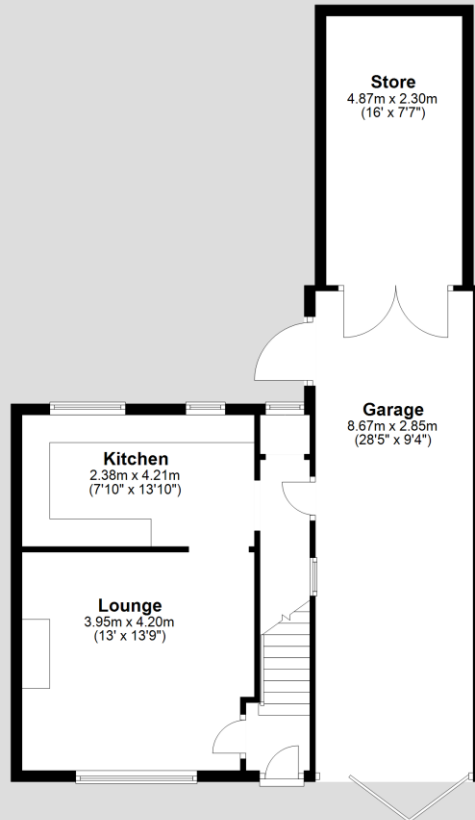


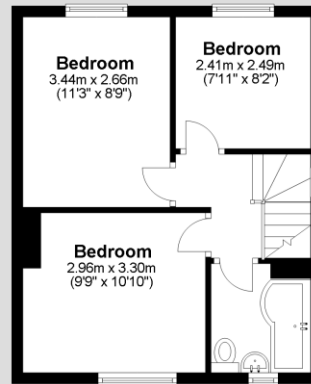


Woodland View, Smestow, Dudley, DY3 4PH

Ground Floor
Approx. 70.3 sq. metres (756.3 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.5 sq. feet)



Total area: approx. 104.1 sq. metres (1120.7 sq. feet)

Measurements are approximate. Not to scale. Illustrative purposes only.
Plan produced using PlanUp.



Woodland View, Smestow, DY3 4PH

- Entrance Hall
- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Extensive garden
- Stunning views
- EPC: C70

The accommodation in further detail comprises...

Entrance Hall has UPVC double-glazed front door with obscure glass, radiator, *Minton* styled flooring, staircase rising to the first floor and door to...

Lounge enjoys a log burner, exposed floor boards, radiator, double-glazed window to the fore and a squared opening leading to the...

Kitchen has a matching range of wall and base units with work surfaces over, sink unit with mixer tap, wall mounted gas combination boiler, plumbing for dishwasher, gas oven with five ring gas hob and extractor fan over, radiator, tiled flooring, double-glazed window to the rear...

Inner Hall has plumbing for washing machine, with work surface over, tiled flooring, inset storage space, UPVC double-glazed door with obscure glass to the side...

Landing has hatch to roof space, double-glazed window with obscure glass to the side and doors to...

Bathroom has 'P' shaped panel bath with shower over, pedestal wash hand basin, WC, heated towel rail, part tiled walls and double-glazed window with obscure glass to the fore...

Bedroom has double-glazed window to the fore and radiator...

Bedroom has double-glazed window to the rear and radiator...

Bedroom has double-glazed window to the rear and radiator...

Outside

The Extensive Garden enjoys a gravelled patio area, timber garage which has benefit of power and light points, a timber garden store, a separate wood store housing water tanks, lawn, greenhouse and a chicken coop is found beyond which we believe the land will offer a potential workshop or office space with a single structure.

Front of the property has a block paved and gravel driveway which allows off road parking.

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band C (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

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