



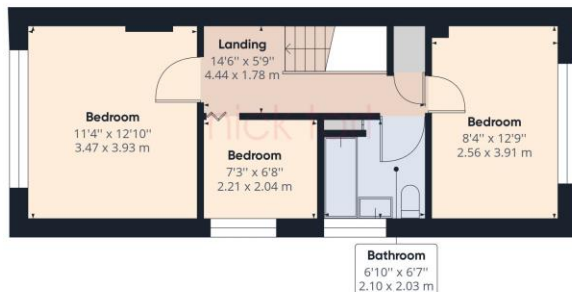
nick tart

St. Andrews Close, The Straits, Dudley, DY3 3AD.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

1037.23 ft<sup>2</sup>  
96.36 m<sup>2</sup>

Reduced headroom

11.28 ft<sup>2</sup>  
1.05 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Occupying a choice cul-de-sac position with a delightful open aspect to the rear this 3 bedroom semi-detached property provides a practical and versatile layout of living accommodation with provision to re-style and extend (STPP) and also enjoying the benefit of a host of local amenities including shops, schools and public transport services close by.

- Double-glazed reception porch
- Entrance hall
- Good size living room
- Breakfast kitchen
- Garage stores
- Garden room
- Three first floor bedrooms
- Family bathroom
- Off road parking
- EPC: C73

**The accommodation which enjoys the benefit of gas central heating with triple and double glazing in further detail comprises...**

Double-glazed **reception porch**.

Good size **entrance hall** with open **understairs recessed seating area** and double-radiator.

Well proportioned **living room** with triple-glazed windows, double radiator, coved ceiling and feature arched window with leaded lights.

Full width **breakfast kitchen** having matching suite of units comprising of stainless steel single drainer sink unit with range of cupboards with matching worktops and tiled splashbacks, built in electric oven with ceramic hob and extractor over, range of coved wall cabinets and triple-glazed window.

The **breakfast area** has a range of cupboards with matching worktop, additional wall cabinets and overhead stores, double radiator and access into the rear garden.

Stairs lead from the entrance hall to the...

First floor galleried style **landing** with airing cupboard housing the Worcester BOSCH gas central heating boiler.

**Bedroom one** with radiator and triple-glazed window.

**Bedroom two** enjoys a lovely aspect over the rear garden and beyond, radiator and triple-glazed window.

**Bedroom three** which has radiator and triple-glazed window.

**Family bathroom** which comprises of panel bath with shower, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, triple-glazed window and storage cupboards.

**Outside** the property is approached via a part block paved driveway leading to a most useful **garage store**.

Undoubtedly one of the most appealing features of this property is the most useful **garden room** with ceramic tiled flooring and double-glazed sliding patio window which overlooks the...

**Garden** with Indian sandstone, landscaped patio area to lawn with a variety of shrubs and trees all together creating a most pleasant setting.

**Please note that the previous owners extended the garden by about a metre into the adjoining land but will return it to its original boundary if so required.**

**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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