

Grove.

FIND YOUR HOME



15 Chichester Avenue
Dudley,
West Midlands
DY2 9JJ

Offers Over £200,000



On Chichester Avenue, Dudley, this terraced house presents an excellent opportunity for families and first-time buyers alike. The location is well-connected, providing easy access to local amenities, schools, and transport links, making it a desirable spot for those who appreciate convenience and community.

The property comprises of a front lawn and slabbed path to the front. Through the entrance porch you can reach the main reception area at the heart of the home. The spacious kitchen is currently being used as a kitchen diner and provides access to the rear garden. Upstairs are three bedrooms and a family bathroom. To the rear of the property is the garage accessed via Bobbington Way.

With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family. JH 17.03.25 V1 EPC=C







Approach

Via lawned front garden with pathway leading to double glazed front door into:

Entrance hall

Cupboard housing gas and electric meters, door to lounge.

Lounge 15'5" x 14'5" (4.7 x 4.4)

Double glazed bow window to front, central heating radiator, decorative coving to ceiling, feature fireplace surround with log burner effect fire, stairs to first floor accommodation, door to kitchen diner.

Kitchen diner 10'9" x 9'10" (3.3 x 3.0)

Double glazed windows to rear, double glazed back door, dado rail, matching wall and base units with work surface over, splashback tiling, one and a half bowl sink with mixer tap and drainer, space for washing machine and dishwasher, integrated oven with gas hob over, extractor fan, central heating radiator, door to under stairs storage.

First floor landing

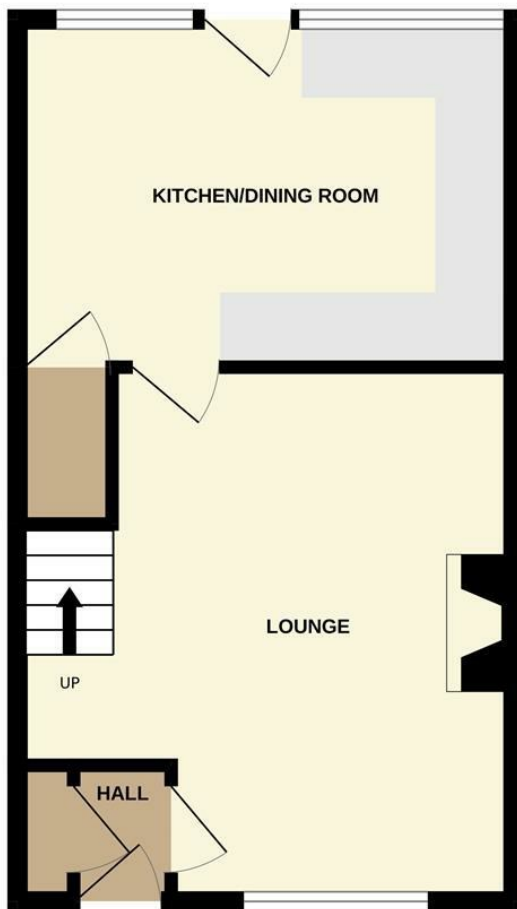
Central heating radiator, loft access being insulated and boarded, doors leading to three bedrooms and shower room.

Shower room

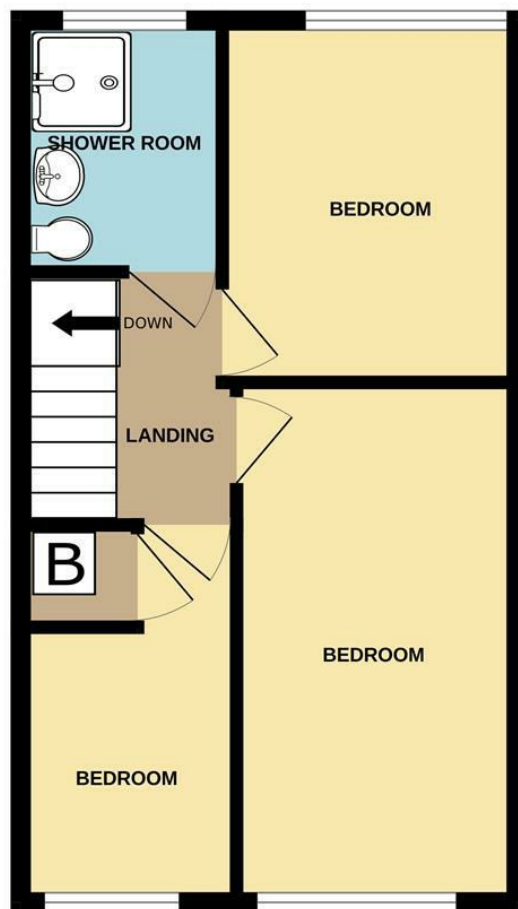
Double glazed obscured window to rear, vertical central heating towel rail, complementary tiling to walls, shower with monsoon head over, vanity style wash hand basin, low level flush w.c.



GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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.
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Bedroom one 7'10" x 15'1" (2.4 x 4.6)
Double glazed window to front, central heating radiator.

Bedroom two 10'9" x 8'2" (3.3 x 2.5)
Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 11'1" max 7'10" min x 6'2" (3.4 max 2.4 min x 1.9)
Double glazed window to front, central heating radiator, cupboard over the stair bulk head housing the central heating boiler.

Rear garden
Slabbed garden with decking area, outside tap, gate to rear to garage fencing to surround.

Garage 16'0" x 7'10" (4.9 x 2.4)

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in

question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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