

Residential Lettings



28, Weavers Rise, Dudley, DY2 9QL

£895 Per Month

Deposit £1030

Holding deposit £205

Beautifully refurbished two-bedroom house, finished to a superior standard, and with lovely location close to nearby canal.

- Refurbished two-bedroom house
- Stylish high-quality finish throughout
- Modern kitchen with oven, hob and extract hood
- Ground floor W.C.
- Shower room
- Two double bedrooms
- Two car spaces
- Enclosed garden
- Nice location close to nearby canal
- Available immediately!

All Buildings Great & Small



RICS
Regulated by RICS

arla naea
propertymark



intertek
ISO 9001:2015



UKAS
MANAGEMENT
SYSTEMS
014

OnTheMarket

rightmove



With new carpets and fresh decoration throughout, this stylish property comprises porch entrance, spacious living room, ground floor W.C., new fitted kitchen with gas hob, oven and extract hood/filter. Stairs to landing. Two bedrooms. Shower room with vanity unit housing sink and toilet. Storage above bulkhead to stairs. Various new fixtures and fittings. Unique storage. Gas boiler radiator heating. Enclosed rear garden with pedestrian access to two car-parking spaces at the rear. Available now.



Important notices

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

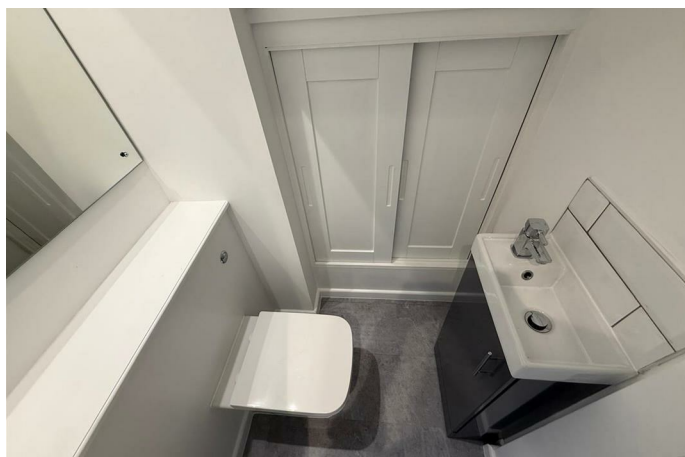
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.

VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).

Ground Floor



First Floor



■ Estate House, 821 Hagley Road West,
Quinton, Birmingham, B32 1AD

■ Tel: 0121 422 4011

■ E-mail: quinton@scriven.co.uk

■ www.scriven.co.uk

■ Regulated By RICS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

Property Reference: 18821676