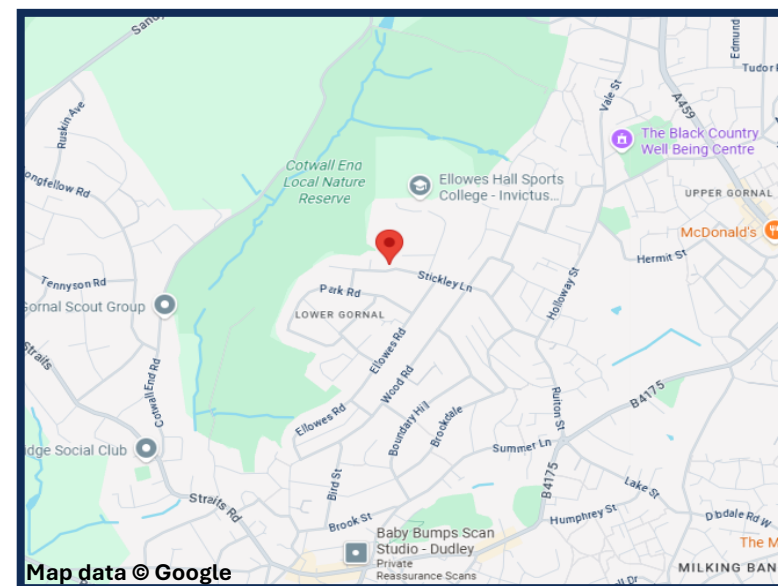




**Lettings Agent: Nathan Hassan**

**Phone: 01384 827748 / 07969 919407**

**Email: [enquiries@completepropertyservices.co.uk](mailto:enquiries@completepropertyservices.co.uk)**



### £1,100.00 Per Calendar Month

**3 Bed | 2 Reception | 1 Bath**

### Unfurnished





**Complete Property Services** are delighted to present this generously sized, three-bedroom, two-reception mid-terrace property, available to rent immediately. It is located in a highly popular residential area of Gornal, ideally positioned for excellent access to a wide range of amenities, transport links, and well-regarded local schools.

This property is ideal for families, couples, or professionals alike who are seeking a spacious, well-arranged home in a desirable location. It benefits from a large driveway offering ample space to park multiple vehicles, and a low-maintenance rear garden with storage facilities.

The accommodation comprises an entrance hall with stairs to the first-floor landing, a bright and spacious living room with a feature fireplace, a kitchen with a gas cooker and hob, a dining room, three bedrooms (two generous doubles and a good-sized single), and a family bathroom complete with a three-piece suite.

#### **Additional Information**

Holding Deposit: £253.00 | Security Deposit: £1,269.00

Local Authority: Dudley MBC | Council Tax Band: A

EPC Rating: C (74)

## Accommodation Details

### Ground Floor

#### Hall

Lounge 5.00m x 2.82m (16'4" x 9'3")

Diner 3.50m x 3.02m (11'5" x 9'10")

Kitchen 4.85m x 1.93m (15'10" x 6'4")

#### Store

### First Floor

#### Landing

Bedroom One 4.67m x 2.79m (15'3" x 9'1")

Bedroom Two 3.01m x 3.01m (9'10" x 9'10")

Bedroom Three 3.12m x 2.12m (10'2" x 6'11")

Bathroom 2.24m x 1.57m (7'4" x 5'2")











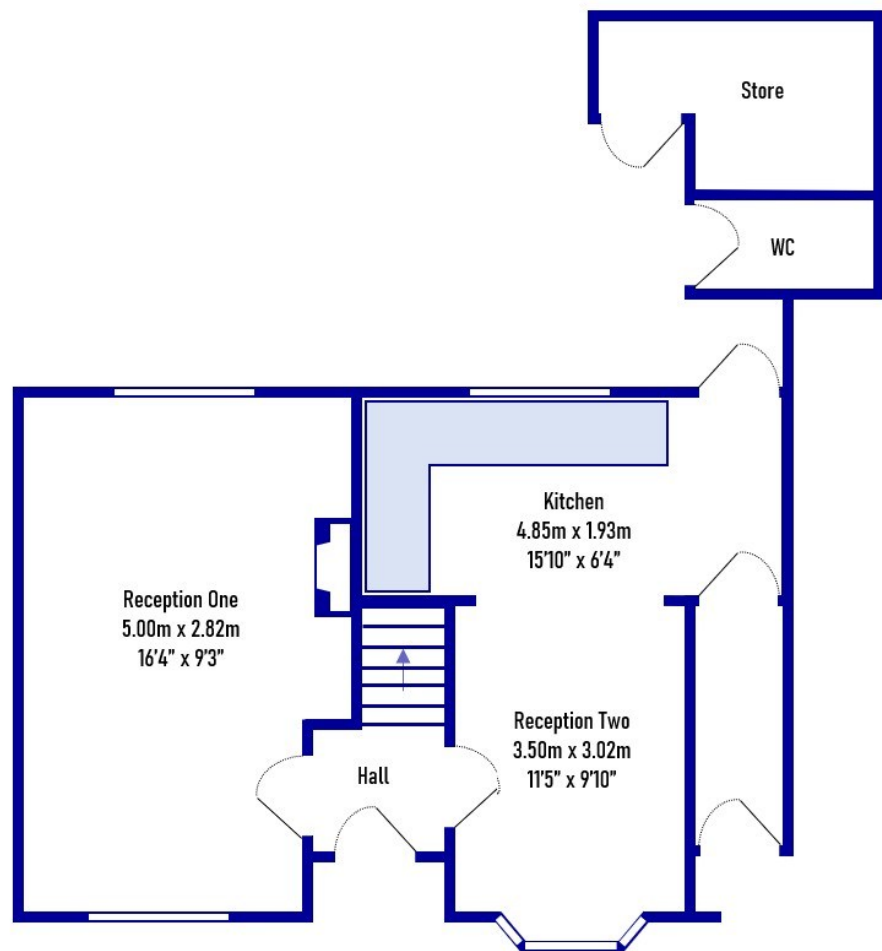








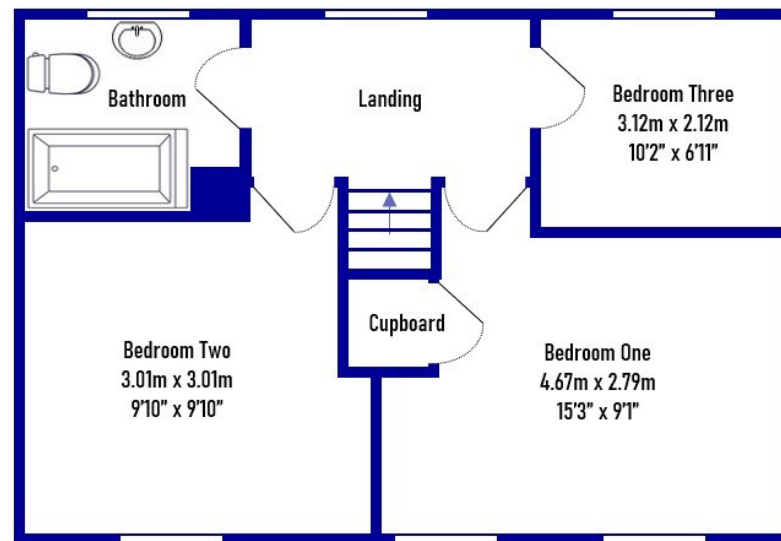




Ground Floor



Stickley Lane, Dudley, DY3 2JH  
(65sq m / 700sq ft)



First Floor

Whilst every attempt has been made by Complete Property Services 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



## Important Information

1. Money laundering regulations – Prospective tenants will be asked to produce photo identification and financial documentation during the referencing process. We ask for your co-operation in order to avoid any delay in agreeing an assured shorthold tenancy.
2. These particulars do not constitute part or all of an offer or contract.
3. The photographs, plans and descriptions are for guidance only and are not necessarily comprehensive.
4. Complete Property Services has not tested any apparatus and measurements of rooms are only intended as a general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
5. You should make your own enquiries regarding the property, particularly in respect of furnishings that will be included/excluded, parking facilities, and general decoration.
6. Before you enter into any tenancy for one of our advertised properties, the condition and contents of the property will be clarified and stated in our move-in inventory report. Please make sure you carefully read and agree to the inventory report and tenancy agreement before signing these documents.