



**Cole Street  
Dudley  
West Midlands  
DY2 9PA**

**Offers in Excess of £190,000**

**bettermove**

# Cole Street Dudley

Bettermove are proud to present this 2 bedroom semi-detached house, which has been converted into two flats, in Dudley, available with no forward chain.

The ground floor flat is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

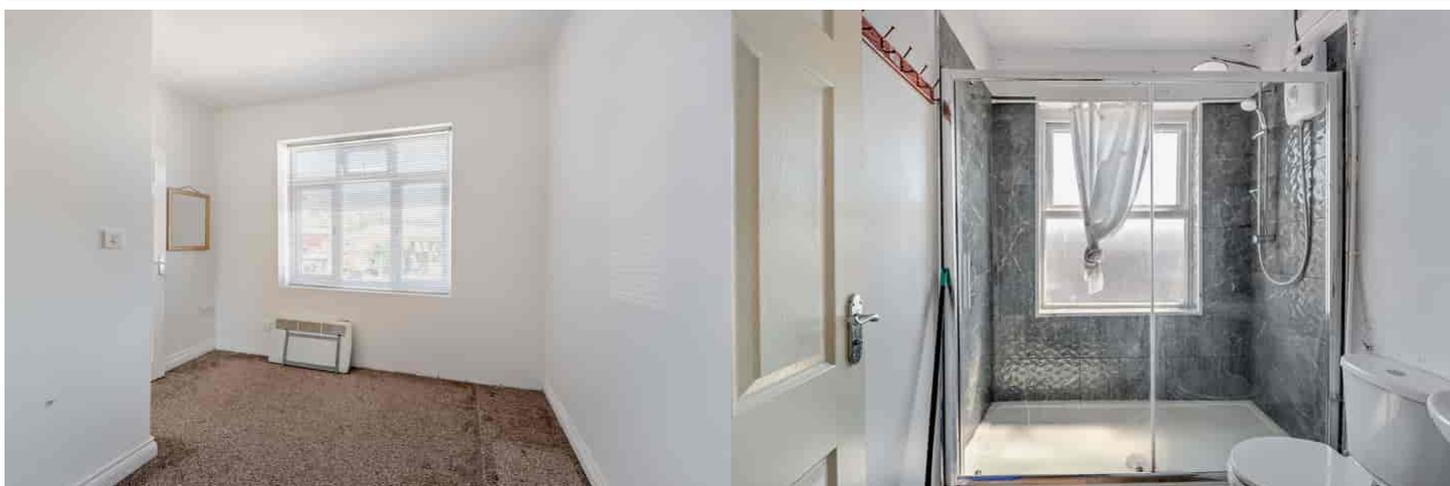
The property benefits from double glazing, electric heating throughout and has off road parking available for the ground floor flat.

The council tax band is A.

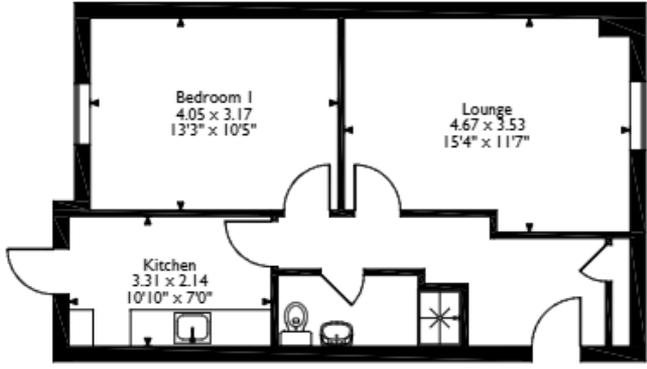
The interior of this beautifully presented property consists of two flats. the ground floor flat comprises a spacious living room, kitchen, double bedroom and shower room. The first floor flat has two reception rooms, fitted kitchen, double bedroom and bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Dudley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Old Hill, Rowley Regis and Cradley Heath Railway Stations, local bus routes and close access to the M5.

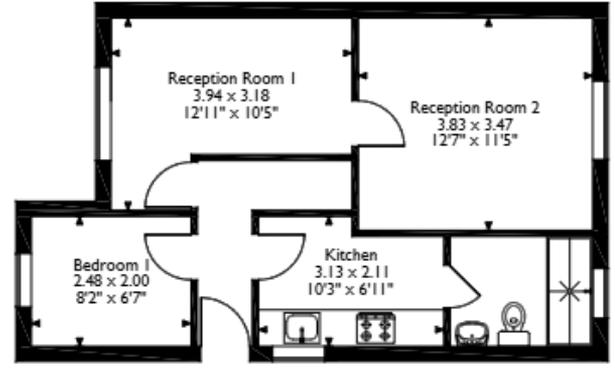
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Cole Street, Dudley  
 Approximate Gross Internal Area  
 93 Sq M/1001 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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