

25 Weavers Rise, Dudley, DY2 9QL



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**Hicks Hadley**

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**\*\*EXCELLENT OPTION FOR DOWNSIZERS\*\***

Superbly presented and modern two bedroom, extended, detached bungalow in this popular location for all local amenities. The property briefly comprises: entrance hall, refitted shower room, spacious lounge/diner, refitted kitchen, impressive orangery with skylights, utility, rear wc, two double bedrooms to include master with integrated wardrobes. The property further benefits from: beautifully presented low maintenance rear garden with summerhouse, driveway, garage/store, gas central heating and double glazing. A SUPERB PROPERTY NOT TO BE MISSED. MOVE IN READY. VIEWING HIGHLY RECOMMENDED. EPC: TBA

**Offers In The Region Of £310,000 - Freehold**

**Hicks Hadley**





#### Entrance Hall

With central heating radiator, storage cupboard, obscured double glazed window to side elevation, loft hatch and doors into:

#### Shower Room 7'5 x 5'4 (2.26m x 1.63m)

Having corner shower cubicle, vanity wash hand basin, low flush wc, heated towel rail and obscured double glazed window to side elevation.

#### Spacious Lounge/Diner 17'1 x 12'7 (max) (5.21m x 3.84m (max))

With two central heating radiators, feature fireplace, electric fire, door into kitchen and double glazed French doors into:

#### Impressive Orangery 17'6 x 7'4 (5.33m x 2.24m)

Having two skylight windows, three central heating radiators, spotlights, double glazed windows to rear elevation, double glazed French doors into garden, door into utility and open access into:

#### Refitted Kitchen 9'8 x 7'2 (2.95m x 2.18m)

Having matching wall and base units with worktops over, single drainer sink unit, splash back tiling, space for cooker, extractor chimney over and space for fridge/freezer.

#### Utility 10'6 x 7'4 (3.20m x 2.24m)

Having plumbing for automatic washing machine, wall mounted Ideal boiler, single drainer sink unit, splash back tiling, central heating radiator, space for fridge/freezer, tiled flooring, double glazed window to rear elevation, double glazed door into garden, door into garage and door into:

#### Rear WC

With low flush wc, heated towel rail and vanity wash hand basin.

#### Bedroom One 13'4 x 9'7 (4.06m x 2.92m)

With integrated wardrobes, central heating radiator and double glazed window to front elevation.

#### Bedroom Two 9'6 x 8'5 (2.90m x 2.57m)

With central heating radiator and double glazed window to front elevation.

#### Garage/Store 8'3 x 7'9 (2.51m x 2.36m)

Excellent for storage and accessible from utility as well as front.



#### Outside

Front: With low maintenance paved frontage and driveway leading to front door and garage frontage.

Rear: With superbly presented paved patio area leading to artificial turfed garden and summerhouse.

#### Summer House

With electric.

#### Agents Note

We have been informed that this property is freehold. Please check this detail with your solicitor.

EPC: TBA

All mains services are connected.

COUNCIL TAX BAND: C

Broadband/mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

