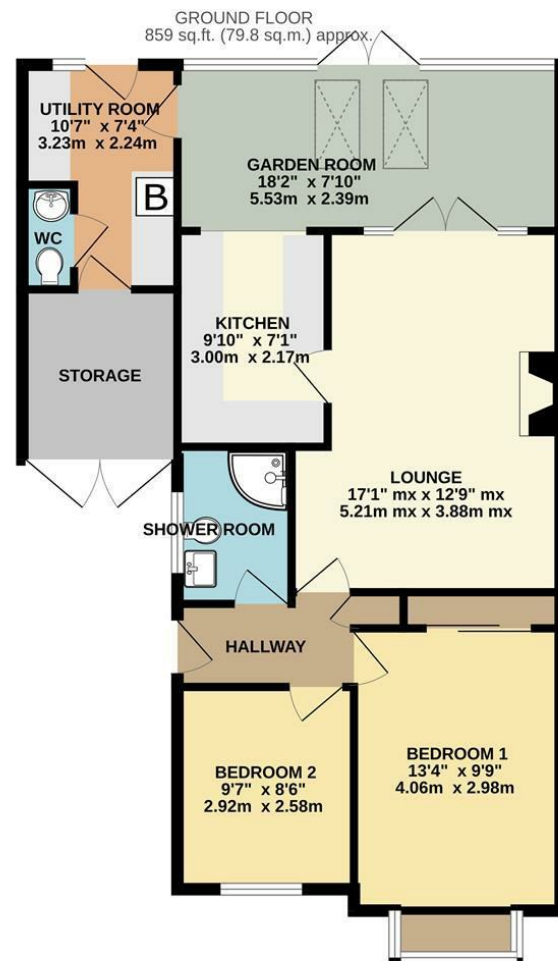


25 Weavers Rise, Dudley, DY2 9QL



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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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25 Weavers Rise, Dudley



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: D

Hicks Hadley

Offers In The Region Of £300,000 - Freehold



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)

