



**SOUL ESTATES**  
SALES & LETTINGS

## TO LET - 3 BEDROOM HOUSE

**Bradford Road, Dudley, DY2 0SH**

**£1,100 PCM**

Soul Estates are proud to present this well-presented 3-bedroom semi-detached house To Let. This perfect family home is situated in a very popular area of Dudley. The property is situated within easy reach of Dudley town centre and Merry Hill, close to Russell's Hall Hospital and local amenities, with good schools and transport links.

The property offers an entrance porchway leading to the lounge to the front of the property, family kitchen and downstairs bathroom at the rear. Kitchen with a range of wall and base units to match, splashback tiling, gas hob with an electric oven. The property also includes a Fridge Freezer and washing machine.

Stairs leading to the first-floor landing which leads off to three bedrooms. The property also benefits gas central heating and double glazing, low maintenance front and rear garden with off-road parking.

✓ **3 BEDROOM SEMI-DETACHED HOUSE**

✓ **SPACIOUS LOUNGE**

✓ **DOWNSTAIRS BATHROOM**

✓ **NEAR RUSSELLS HALL HOSPITAL & MERRY HILL**







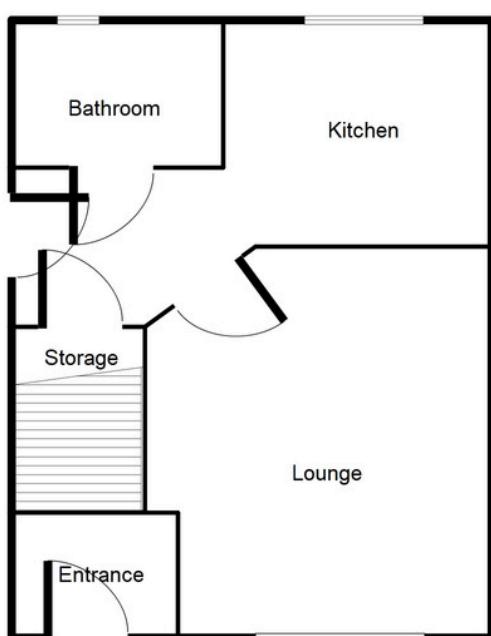


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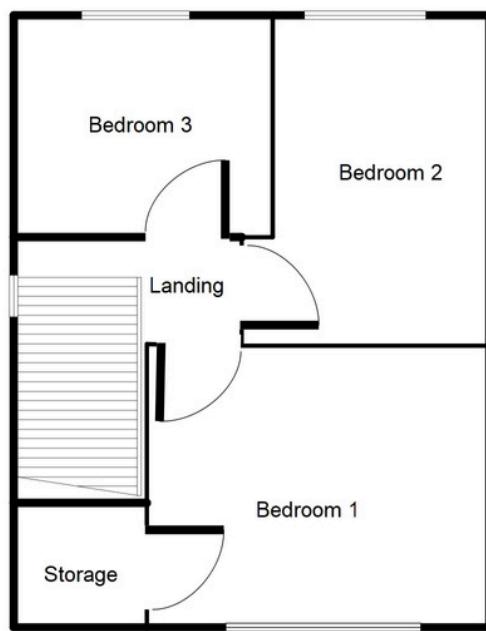
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## Ground Floor



This floorplan is just an example, this is not to scale.  
Please see description for exact room sizes.  
(c) Soul Estates

## First Floor



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Please see description for exact room sizes.  
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### **Entrance Hall:**

3' 5" x 3' 4" (1.04m x 1.02m)

### **Lounge:**

12' 6" x 12' 5" (3.81m x 3.78m)

### **Kitchen:**

7' 4" x 9' 5" (2.23m x 2.87m)

### **Bathroom:**

4' 6" x 6' 1" (1.37m x 1.85m)

### **First Floor Landing:**

2' 7" x 5' 5" (0.79m x 1.65m)

### **Bedroom 1:**

9' 2" x 12' 7" (2.79m x 3.83m)

### **Bedroom 2:**

10' 9" x 8' 2" (3.27m x 2.49m)

### **Bedroom 3:**

7' 9" x 7' 1" (2.36m x 2.16m)