



## 2 Winchester Rise

, Dudley, DY1 2SE

**Offers in excess of £160,000**



Competitively Priced - 3 Bed Semi Detached Property (with Garage) in need of modernisation offers Hallway, Front Living Room (Dining Room), Lounge, Kitchen, 3 Bedrooms and Bathroom. With an integrated Garage and tiered Garden to the Rear. a property that offers GREAT POTENTIAL in a popular residential area.



## Property Description

Competitively Priced - 3 Bedroom semi-detached property in need of modernisation throughout.

Great Location in a cul-de-sac close to the Himley Road and the wider transport network.

The Accommodation benefits as follows :-

### GROUND FLOOR

- \* Porch
- \* Dining Room: 3.2m x 4.27m (10' 6" x 14')
- \* Living Room: 3.26m x 4.01m (10' 8" x 13' 2")
- \* Kitchen: 2.17m x 2.94m (7' 1" x 9' 8")

### FIRST FLOOR

- \* Bedroom 1: 4.28m x 3.17m (14' x 10' 5")
- \* Bedroom 2: 3.12m x 3.17m (10' 3" x 10' 5")
- \* Bedroom 3: 2.2m x 3.54m (7' 3" x 11' 7")
- \* Bathroom

### INTEGRAL GARAGE

### REAR GARDEN

This property is sold on a freehold basis.

## Area Map

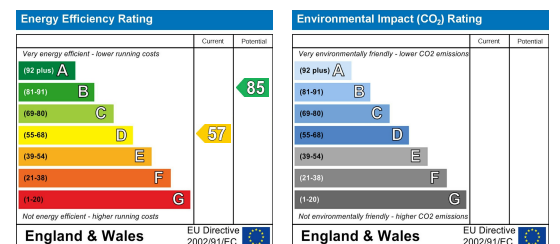


## Floor Plans



Total area: approx. 96.3 sq. metres (1036.3 sq. feet)

## Energy Efficiency Graph



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