





## Ruiton Street, Dudley, DY3 2EG

Offers In Region Of £220,000

3 1 2

- IDEAL FAMILY HOME
- OPEN PLAN LOUNGE AND DINING AREA
- FITTED KITCHEN
- UTILITY EXTENSION
- THREE BEDROOMS
- RECENTLY RENOVATED HOUSE BATHROOM
- LAWNED REAR GARDEN
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- DOUBLE GLAZING REPLACED IN 2023
- NO UPWARD CHAIN



**FAMILY HOME IS MOVE-IN READY** Located at this popular residential address, this **WELL PRESENTED** semi-detached home **MUST BE SEEN!** Set behind a block paved **DRIVEWAY** leading to an **INTEGRAL GARAGE**, and main entrance door the ground floor comprises porch opening to an **OPEN PLAN LOUNGE AND DINING AREA**, and adjoining **FITTED KITCHEN** (with potential to knock through to create a kitchen diner) and **UTILITY EXTENSION**; whilst to the first floor, there is are **TWO DOUBLE BEDROOMS**, **GOOD SIZED** third single bedroom and a **RECENTLY RENOVATED BATHROOM**. In addition to the bathroom renovation, the **DOUBLE GLAZING** was replaced in 2023, to include French doors from the dining area to the rear. Outside, we find a **LAWNED REAR GARDEN** offering the ideal space to relax and enjoy the summer months. **NO UPWARD CHAIN - FREEHOLD - EPC=D - COUNCIL TAX=B**

**CALL TO BOOK YOUR PERSONAL VIEWING OR BOOK ON-LINE 24/7 VIA OUR WEBSITE**







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.