

for sale

offers in the region of **£200,000**



Nigel Road Dudley DY1 2SJ

**** BEAUTIFULLY PRESENTED AND MUCH IMPROVED SEMI DETACHED BUNGALOW SET IN A VERY POPULAR RESIDENTIAL AREA OF DUDLEY** BENEFITING FROM NO UPWARD CHAIN** IDEAL FOR DOWNSIZERS ** ADAPTED FOR WHEELCHAIR ACCESS **CLOSE TO ALL AMENITIES, SHOPS AND TRAVEL LINKS ****

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Entrance Hall

Having double glazed door to the side elevation, central heating radiator, storage cupboard.

Lounge

16' 3" x 10' 8" (4.95m x 3.25m)

Having double glazed window to the front elevation, central heating radiator, electric fire with surround.

Kitchen

10' 2" x 8' 7" (3.10m x 2.62m)

A fitted kitchen to include a range of wall and base units with work surfaces over to include sink & drainer unit, electric oven and electric hob with extractor, integrated microwave, integrated dishwasher, integrated fridge freezer, integrated washing machine, central heating boiler, double glazed window to the rear, double glazed door to the rear leading to garden accessible for wheelchair access.



Bedroom One

13' x 10' 7" (3.96m x 3.23m)

Double glazed window to the rear, central heating radiator.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

Double glazed window to the front, central heating radiator.

Shower Room

Walk-in shower, wash hand basin, low level w.c., central heating radiator, double glazed window to the side.

Outside

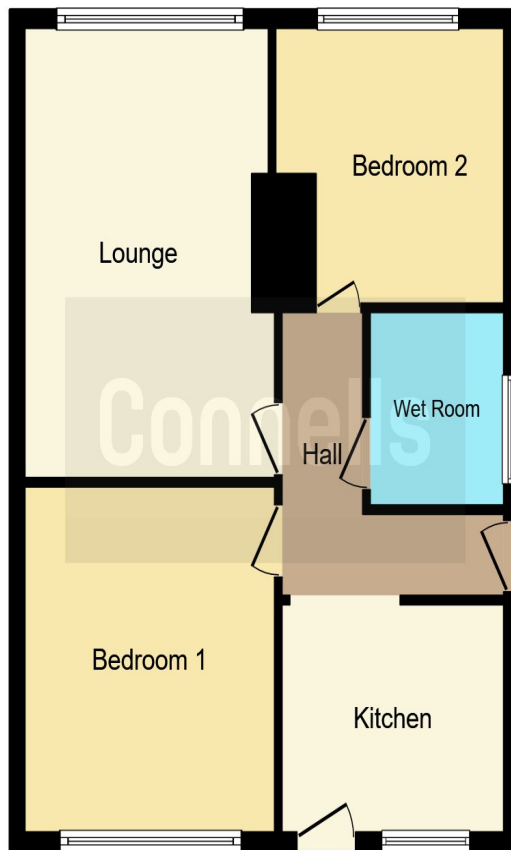
To the front of the property there is driveway giving off road parking & access to garage, lawned area.

Rear garden having paved patio area with step approach leading to lawned area, adapted for disabled / wheelchair access.

Garage

Up and over door to the front, double glazed door to the side, double glazed window to the side, lighting & power.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: DUD311781 - 0009

Tenure: Freehold

EPC Rating: D

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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