

for sale

offers in the region of **£200,000**



Dudley Wood Road Dudley DY2 0DJ

**\*\* A MUCH IMPROVED AND WELL PRESENTED FAMILY HOME SET IN THE HEART OF NETHERTON\*\* BENEFITING FROM NO UPWARD CHAIN  
\*\* IDEAL FOR BOTH FAMILIES \* FIRST TIME BUYERS \*\* EXCELLENT LOCATION FOR AMENITIES, SCHOOLS AND TRANSPORT LINKS \*\***

# Dudley Wood Road Dudley DY2 0DJ

## Entrance Hall

Double glazed door to the front, central heating radiator, stairs to first floor accommodation.

## Cloakroom

Low level w.c., wash hand basin, central heating radiator, double glazed window to the front.

## Lounge

17' x 11' 11" ( 5.18m x 3.63m )

Double glazed window to the front & rear, central heating radiator, built-in storage cupboard.

## Kitchen

10' x 8' ( 3.05m x 2.44m )

Double glazed window to the rear, double glazed door to the side, fitted kitchen to include wall and base units with work surfaces over, one and a half bowl stainless steel sink & drainer unit, electric oven & electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating boiler.



## First Floor

### Landing

Loft access.

### Bedroom One

11' 2" (max) x 11' 2" (max) ( 3.40m (max) x 3.40m (max) )  
Double glazed window to the front, central heating radiator.

### Bedroom Two

8' 2" x 6' 9" ( 2.49m x 2.06m )  
Double glazed window to the front, central heating radiator.

### Bedroom Three

8' 2" x 7' 2" ( 2.49m x 2.18m )  
Double glazed window to the rear, central heating radiator.

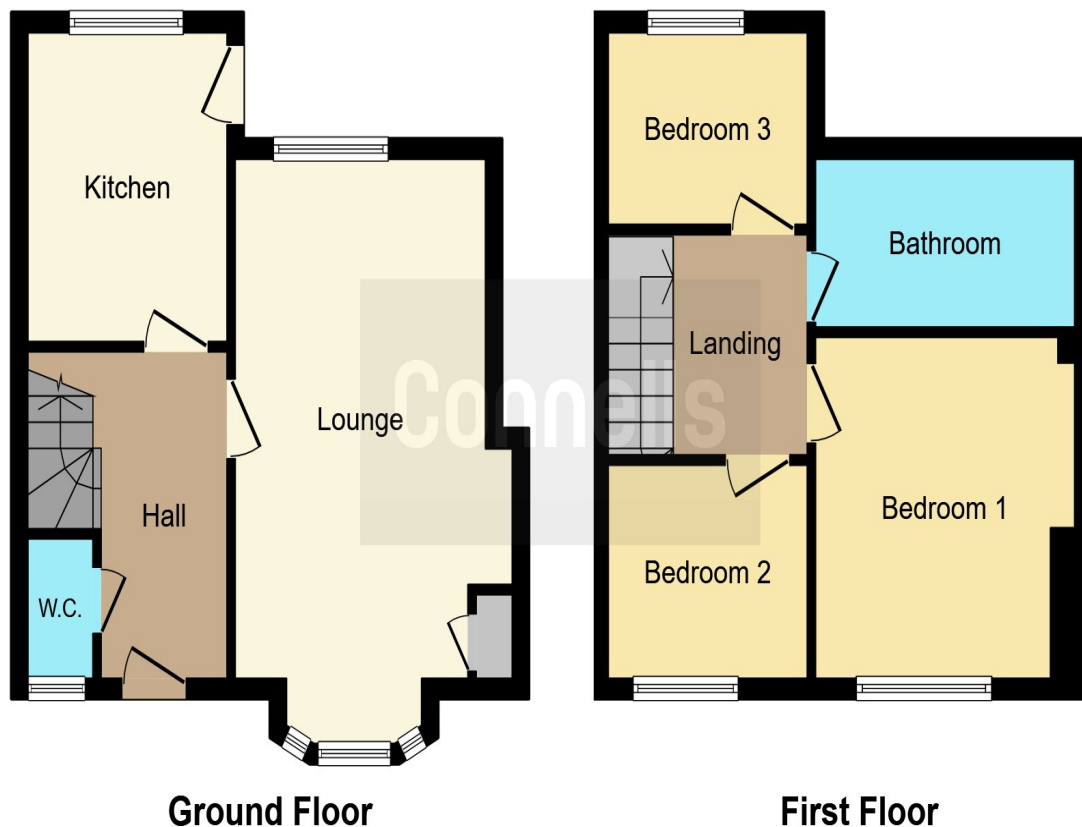
### Bathroom

10' 2" x 5' 5" ( 3.10m x 1.65m )  
Suite to comprise bath with shower over, wash hand basin, low level w.c., central heating radiator, loft access, tiling, extractor fan.

## Outside

To the front of the property block paved driveway giving off road parking, slabbed approach and slate gravel area. Rear garden having slabbed patio area, steps down to lawned area.





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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4 & 5 Stone Street  
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Property Ref: DUD311958 - 0007

**Tenure:** Freehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/DUD311958](http://connells.co.uk/Property/DUD311958)**



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