

for sale

£200,000



Nigel Road Dudley DY1 2SJ

**** A WELL MAINTAINED SEMI DETACHED BUNGALOW SET IN A VERY POPULAR RESIDENTIAL AREA OF DUDLEY** BENEFITING FROM NO UPWARD CHAIN** IDEAL FOR DOWNSIZERS ** **CLOSE TO ALL AMENITIES, SHOPS ,TRAVEL LINKS & BUS STOPS ** Briefly comprising lounge, two bedrooms, kitchen, off road parking & garage.**

Nigel Road Dudley DY1 2SJ

Entrance Porch

Double glazed door to the side, double glazed window to the front & side.

Entrance Hall

Door to the front, central heating radiator, doors to

Lounge

16' 2" x 11' (4.93m x 3.35m)

Double glazed patio doors to the rear leading to garden, double glazed window to the rear & side, central heating radiator, gas fire with feature surround.

Kitchen

9' x 8' (2.74m x 2.44m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and a half bowl stainless steel sink & drainer unit with mixer tap, electric cooker point, plumbing for washing machine, space for domestic appliances, double glazed window to the front,



Bedroom One

12' 6" x 10' (3.81m x 3.05m)

Double glazed window to the rear, central heating radiator, fitted wardrobes.

Bedroom Two

10' 6" x 10' (3.20m x 3.05m)

Double glazed window to the front, central heating radiator.

Bathroom

Suite to comprise bath, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the front.

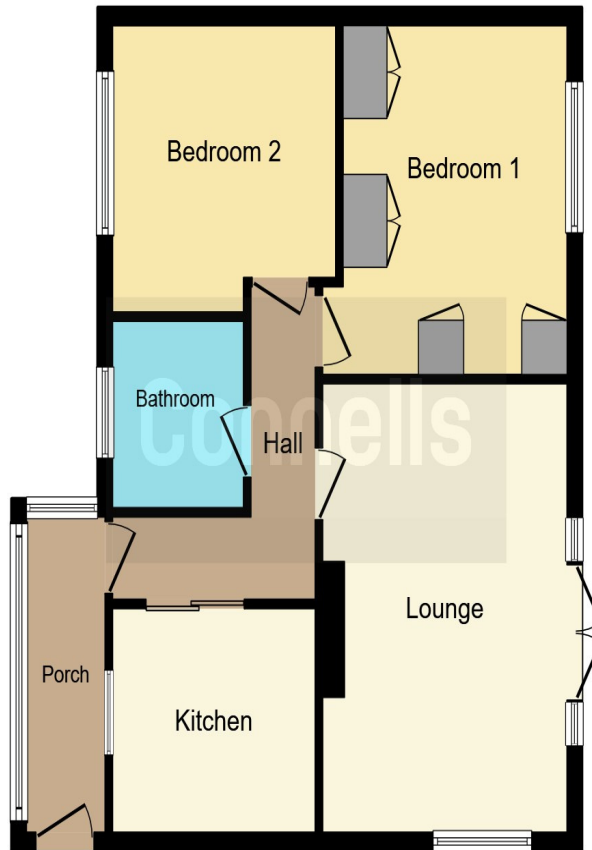
Outside

To the front of the property driveway giving off road parking & access to garage, side access leading to garden, gradual approach to frontage with gravel area & various shrubs. Rear garden having slabbed paved patio area , step approach to lawned area with various shrubs & borders.

Agents Note

Under the terms of The Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a close associate of an employee of Connells Residential





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

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD311698 - 0009

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/DUD311698



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk