

for sale

£220,000



Vicarage Road West Dudley DY1 4NW

**** A WELL MAINTAINED TRADITIONAL SEMI DETACHED HOME SET IN A VERY POPULAR AREA CLOSE TO ALL AMENITIES , TRANSPORT LINKS & SCHOOLS **** Accommodation Briefly comprises two reception rooms, fitted kitchen, three bedrooms, off road parking & rear garden.

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Entrance Hall

Door to the front, central heating radiator, understairs storage cupboard, stairs to first floor accommodation.

Lounge

10' 8" x 12' 6" (plus bay) (3.25m x 3.81m (plus bay))

Double glazed bay window to the front, central heating radiator.

Dining Room

12' x 10' 8" (3.66m x 3.25m)

Double glazed patio doors to the rear, central heating radiator.

Kitchen

8' 8" x 6' (2.64m x 1.83m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric cooker point, plumbing for washing machine, double glazed window to the side, double glazed window to the rear.



First Floor

Landing

Double glazed window to the side.

Bedroom One

12' 2" x 9' 8" (3.71m x 2.95m)

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

Bedroom Two

11' 9" x 9' 8" (3.58m x 2.95m)

Double glazed window to the front, central heating radiator, fitted wardrobe.

Bedroom Three

7' 8" x 6' (2.34m x 1.83m)

Double glazed window to the rear, central heating radiator.

Bathroom

Bath with electric shower over, wash hand basin, low level w.c., central heating radiator, tiling, storage cupboard.

Outside

To the front of the property slabbed paved patio driveway with side access. Rear garden having paved patio area, storage shed, lawned area with various borders and shrubs.





Ground Floor

First Floor

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: DUD312149 - 0003

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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