

for sale

offers in the region of **£200,000**



## Langstone Road Dudley DY1 2NL

**\*\* A WELL MAINTAINED SEMI DETACHED HOME SET WITHIN CLOSE PROXIMITY TO RUSSELL'S HALL HOSPITAL \*\*** Briefly comprising of lounge, open plan kitchen/ dining area. three bedrooms, refitted bathroom, off road parking & rear garden.

# Langstone Road Dudley DY1 2NL

## Lounge

16' 4" x 10' 7" ( 4.98m x 3.23m )

Double glazed door to the front, double glazed window to the side, stairs to first floor, central heating radiator, gas fire with feature surround.

## Kitchen Diner

16' 2" x 13' 4" ( 4.93m x 4.06m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with extractor hood over, plumbing for washing machine, space for domestic appliances, tiled floor to kitchen area, laminate floor to dining area, central heating radiator, double glazed window to the rear, double glazed french door to the rear leading to garden.



## First Floor

### Landing

Double glazed window to the side, airing cupboard, loft access.

### Bedroom One

11' 3" x 9' 8" ( 3.43m x 2.95m )

Double glazed window to the rear, central heating radiator.

### Bedroom Two

10' 10" x 9' 3" ( 3.30m x 2.82m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

8' x 7' ( 2.44m x 2.13m )

Double glazed window to the side, central heating radiator.

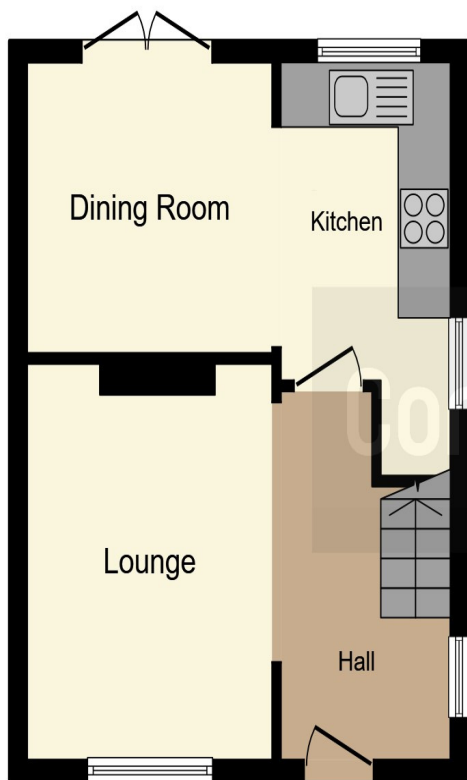
### Bathroom

Suite to comprise bath with shower over, wash hand basin in vanity unit, low level w.c., heated chrome towel rail, tiling, double glazed window to the side.

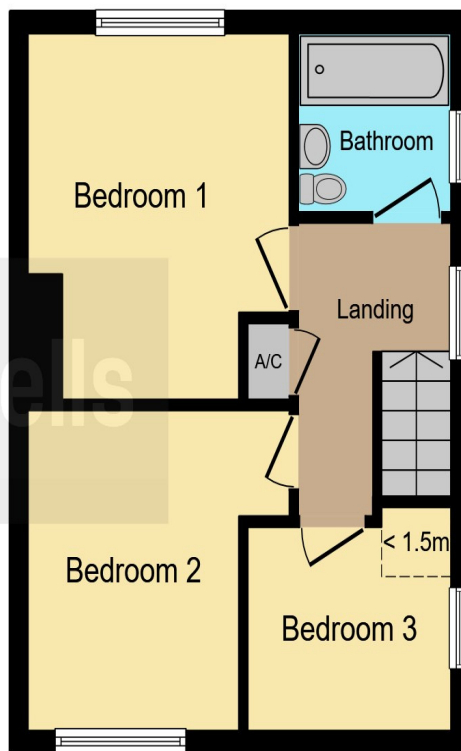
## Outside

To the front of the property block paved driveway giving off road parking, side access to rear garden. Rear garden having paved patio area, decking seating area, step down approach to lawned area, brick built storage outhouse.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD312573 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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