

for sale

offers in the region of **£275,000**



## New Village Dudley DY2 0DR

**\*\* A MUCH IMPROVED TRADITIONAL SEMI DETACHED HOME SET IN THE SOUGHT AFTER DUDLEY WOOD\*\*** Briefly comprising two reception rooms, modern fitted kitchen, downstairs WC, utility room, three bedrooms, refitted shower room, off road parking and rear garden.



# New Village Dudley DY2 0DR

## Entrance Porch

Double glazed door to front

## Entrance Hall

Stain glass feature door & windows to front elevation, central heating radiator, stairs to first floor accommodation, under stairs store cupboard.

## Dining Room

14' Into Bay x 11' 5" ( 4.27m Into Bay x 3.48m )

Double glazed bay window to front elevation, central heating radiator, gas fire with feature surround

## Lounge

11' 3" x 11' 2" ( 3.43m x 3.40m )

Double glazed french doors to rear elevation, double glazed windows to rear elevation, central heating radiator.

## Kitchen

11' 8" x 6' 3" ( 3.56m x 1.91m )

A refitted kitchen to include a range of wall and base units with roll top work surfaces over, sink and drainer unit with mixer tap over, double electric oven with electric hob and extractor hood over, central heating radiator, double glazed window to side elevation, double glazed door to side elevation, double glazed door to side elevation.

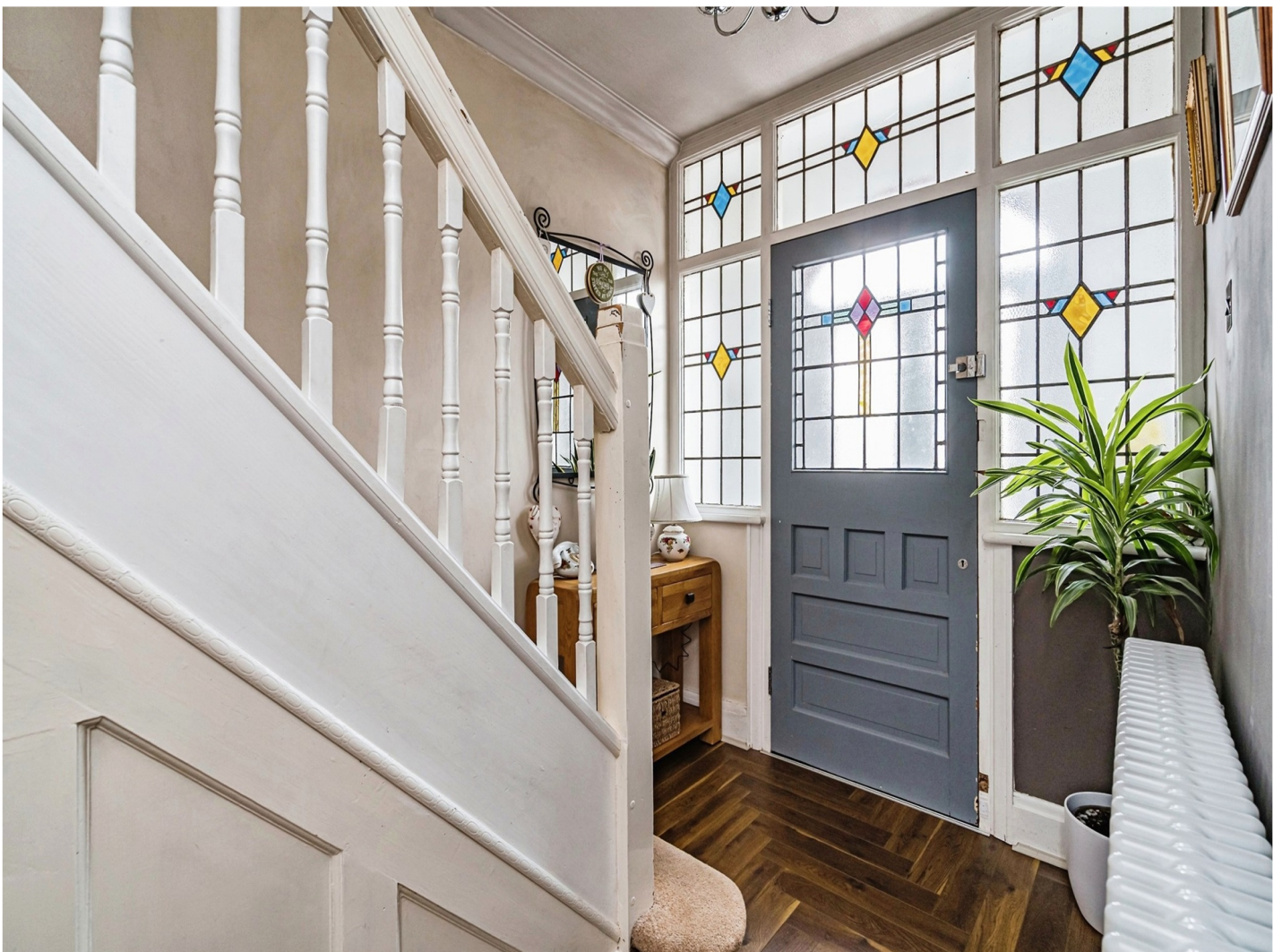
## Cloakroom

low level WC, wash hand basin, central heating radiator, double glazed window to rear elevation

## Garage Space / Utility Room

16' 2" x 6' 2" ( 4.93m x 1.88m )

Double glazed door to rear elevation, double glazed windows to rear elevation, plumbing for washing machine, space for domestic appliances, power and light





## First Floor

### Landing

Double glazed window to side elevation, loft access,

### Bedroom One

13' 9" into bay x 10' 2" ( 4.19m into bay x 3.10m )

Double glazed bay window to front elevation, fitted wardrobes, central heating radiator

### Bedroom Two

11' 6" x 11' 2" max ( 3.51m x 3.40m max )

Double glazed window to rear elevation, central heating radiator

### Bedroom Three

8' 2" x 6' 5" ( 2.49m x 1.96m )

Double glazed window to front elevation, central heating radiator

### Shower Room

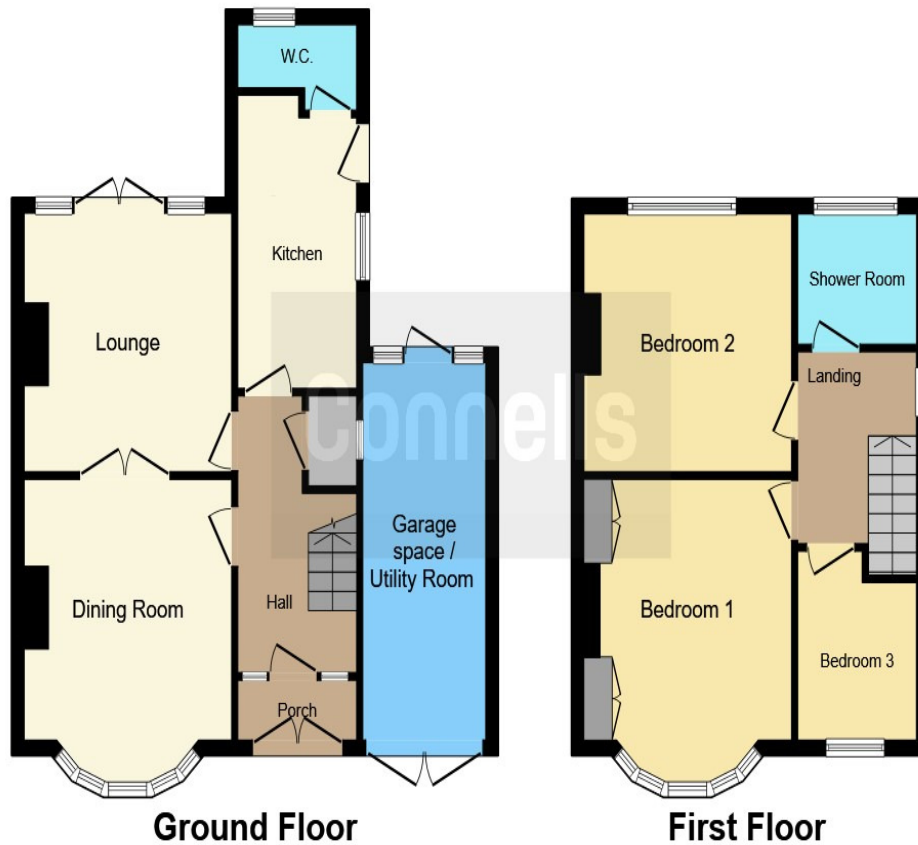
Refitted shower room with shower cubicle, wash hand basin in vanity unit, low level WC, tiling, heated towel rail, double glazed window to rear elevation.

## Outside

To the front block paved driveway giving off road parking with gated access.

Landscaped rear garden having paved patio area, lawned area with various shrubs and borders





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](http://www.focalagent.com)

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**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD312780 - 0010

**Tenure:** Freehold

**EPC Rating:** D

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