

for sale

£150,000



Tansley Hill Avenue Dudley DY2 7NG

**\*\*A TWO BEDROOM SEMI DETACHED HOME LOCATED IN A POPULAR RESIDENTIAL AREA AND CONVENIENTLY PLACED FOR LOCAL AMENITIES\*\*PERFECT FOR FIRST TIME BUYERS OR INVESTORS\*\***

# Tansley Hill Avenue Dudley DY2 7NG

## Entrance Porch

Entrance door to the side elevation, double glazed window to the front elevation.

## Lean To

Doors to front and rear elevation.

## Hallway

Stairs to first floor, radiator.

## Lounge

12' 7" x 12' 7" ( 3.84m x 3.84m )

Double glazed window to front, t.v. point, radiator.

## Kitchen

12' 7" x 6' 9" ( 3.84m x 2.06m )

Range of wall and base units with roll top work surfaces over, stainless steel sink & drainer, space for domestic appliances, door to lean to, double glazed window to the rear.

## Inner Lobby

Door to side elevation, under stairs storage cupboard, utility room with plumbing for automatic washing machine (previously w.c)



## First Floor

### Landing

Double glazed window to the side, doors to

### Bedroom One

12' 9" x 9' 4" ( 3.89m x 2.84m )

Double glazed window to the front, radiator, built in wardrobe.

### Bedroom Two

10' 3" x 9' 2" ( 3.12m x 2.79m )

Double glazed window to the rear, radiator, loft access.

### Bathroom

Suite to comprise paneled bath, wash hand basin, low level w.c., tiling, radiator, double glazed window to the rear.

### Outside

To the front of the property tarmac driveway giving off road parking. To the rear patio area and garden.





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

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Property Ref: DUD312834 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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