

for sale

£175,000



## Newland Grove Dudley DY2 0TJ

**\*\* A TRADITIONAL MID TERRACED SET IN A VERY POPULAR RESIDENTIAL AREA BENEFITING FROM NO UPWARD CHAIN\*\*** Briefly comprising through lounge, extended kitchen, three bedrooms, refitted wet room and low maintenance rear garden.

# Newland Grove Dudley DY2 0TJ

## Entrance Porch

Double glazed door to the front elevation.

## Entrance Hall

Double glazed door to the front, central heating radiator.

## Lounge

23' 3" x 10' 3" ( 7.09m x 3.12m )

Double glazed window to the front, double glazed window to the rear, storage pantry, two gas fires with feature surround, two central heating radiators.

## Kitchen

10' 6" x 9' 5" ( 3.20m x 2.87m )

A fitted kitchen to comprise a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit with mixer tap over, gas cooker point, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating boiler, central heating radiator, double glazed window to the rear, double glazed door to the side.



## First Floor

### Landing

Loft access, airing cupboard.

### Bedroom One

10' 4" x 9' 5" ( 3.15m x 2.87m )

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

### Bedroom Two

10' 7" x 8' 4" ( 3.23m x 2.54m )

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

### Bedroom Three

7' 2" x 6' 2" ( 2.18m x 1.88m )

Double glazed window to the front, fitted wardrobe, built-in storage cupboard, central heating radiator.

## Bathroom

Walk-in shower, wash hand basin, low level w.c., chrome heated towel rail, tiling, double glazed window to the rear.

## Outside

To the front of the property tarmac path approach to front door, slabbed area, various borders and shrubs, dropped kerb, side access to rear garden.

Rear garden having slabbed area with various shrubs & borders, slate gravel detail, storage shed.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





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: DUD312904 - 0007

**Tenure:** Freehold

**EPC Rating:** D

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