

for sale

£165,000



## Waverley Street Dudley DY2 0YE

**\*\*TRADITIONAL SEMI DETACHED HOME SET IN THE HEART OF DUDLEY\*\*** BENEFITING FROM NO UPWARD CHAIN\*\* TWO RECEPTION ROOMS\*\* SPACIOUS BEDROOMS\*\* PERFECT FOR BOTH FIRST TIME BUYERS AND INVESTMENT\*\* CLOSE TO THE COMING SOON METRO LINE\*\*



# Waverley Street Dudley DY2 0YE

## Entrance Hall

Door to side elevation, stairs to first floor, access to cellar.

## Lounge

11' 9" plus bay x 11' 9" max ( 3.58m plus bay x 3.58m max )

Window to front elevation, radiator

## Dining Room

11' 11" x 11' 9" ( 3.63m x 3.58m )

window to side elevation, heater

## Kitchen

14' 11" x 7' 9" ( 4.55m x 2.36m )

Kitchen to include base units with work surfaces over, stainless steel sink and drainer unit, plumbing for washing machine, electric cooker point, wall mounted boiler, space for domestic appliances, windows to rear and side, door to side leading to garden.



## Landing

window to side elevation, loft with access via ladder and sensor light,

## Bedroom One

11' 9" x 11' 9" ( 3.58m x 3.58m )  
window to front elevation, radiator

## Bedroom Two

12' x 8' 6" ( 3.66m x 2.59m )  
window to rear elevation, radiator

## Bathroom

bath with mixer tap, electric shower, low level WC, wash hand basin, windows to side and rear elevation, built in storage cupboard, extractor fan

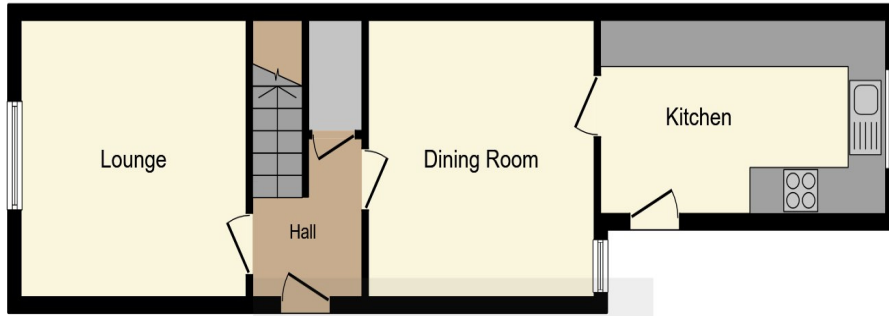
## Outside

paved path approach to front door, side access to rear garden

paved area, further awned area with picket fence

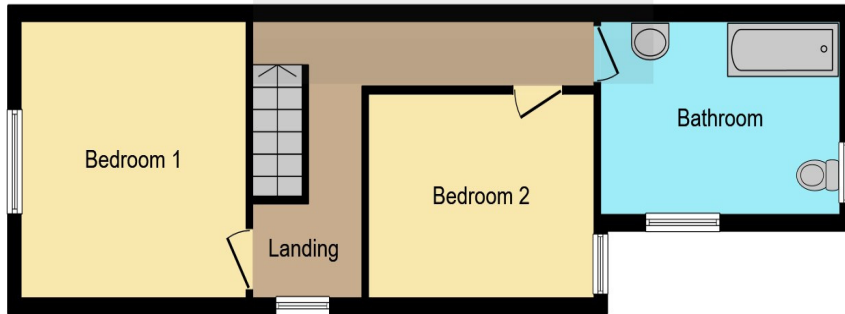






## Ground Floor

# Connells



## 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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**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
DUDLEY DY1 1NS

Property Ref: DUD312742 - 0004

**Tenure:** Freehold

**EPC Rating:** D

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