

for sale

£180,000



## Wrens Nest Road Dudley DY1 3RU

**\*\* MODERN MID TERRACED HOME SET IN A SOUGHT AFTER MODERN DEVELOPMENT IN DUDLEY \*\*** Briefly comprising of Lounge, fitted gloss kitchen / diner, downstairs wc, three bedrooms, family bathroom, rear garden, allocated parking with access via secure gates to rear.



# Wrens Nest Road Dudley DY1 3RU

## Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation.

## Lounge

14' x 13' 7" ( 4.27m x 4.14m )

Double glazed window to the front elevation, central heating radiator.

## Cloakroom

Low level w.c., wash hand basin in vanity unit.

## Kitchen

14' x 7' 10" ( 4.27m x 2.39m )

A fitted gloss kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, 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 rear.





## First Floor

### Landing

Loft access.

### Bedroom One

14' x 10' 8" ( 4.27m x 3.25m )

Two double glazed windows to the front elevation, built-in store, central heating radiator.

### Bedroom Two

9' 4" x 6' 9" ( 2.84m x 2.06m )

Double glazed window to the rear elevation, central heating radiator.

### Bedroom Three

8' 2" x 6' ( 2.49m x 1.83m )

Double glazed window to the rear elevation, central heating radiator.

## Bathroom

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

## Outside

To the front of the property shared path to frontage, front garden having astro turf & slabbed path approach to entrance door.

Rear garden having slabbed paved patio area with picket fence, astro turf, rear access to allocated parking with acces via secure gates.





**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: DUD313069 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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