

for sale

£269,950



Dingle Close Dudley DY2 8AG

**** A MUCH IMPROVED TRADITIONAL SEMI DETACHED HOME SET IN THE SOUGHT AFTER AREA OF OAKHAM **** Briefly comprising lounge/ dining room, kitchen, three good size bedrooms, family bathroom, garage & landscaped rear garden.

Dingle Close Dudley DY2 8AG

Entrance Porch

Double glazed door to front elevation

Entrance Hall

Door to front elevation, central heating radiator, stairs to first floor accommodation,

Cloakroom

Low level WC, wash hand basin in vanity unit, extractor fan.

Lounge

16' into bay x 11' (4.88m into bay x 3.35m)

Double glazed bay window to front elevation, central heating radiator

Dining Room

8' x 11' (2.44m x 3.35m)

Double glazed window to rear elevation, central heating radiator

Kitchen

9' x 7' (2.74m x 2.13m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, electric oven, gas hob with cooker hood over, plumbing for dishwasher, space for domestic appliances, central heating radiator, double glazed window to rear elevation, double glazed door to rear leading to garden.

Garage

26' x 8' (7.92m x 2.44m)

Door to front, plumbing for washing machine, tap, central heating boiler, power, light, double glazed door to rear, double glazed window to rear elevation.



First Floor

Landing

Double glazed window to side elevation, loft access

Bedroom One

12' 11" into bay x 10' 10" (3.94m into bay x 3.30m)

Double glazed bay window to front elevation, central heating radiator

Bedroom Two

12' x 10' 11" (3.66m x 3.33m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

7' x 7' (2.13m x 2.13m)

Double glazed window to front elevation, central heating radiator

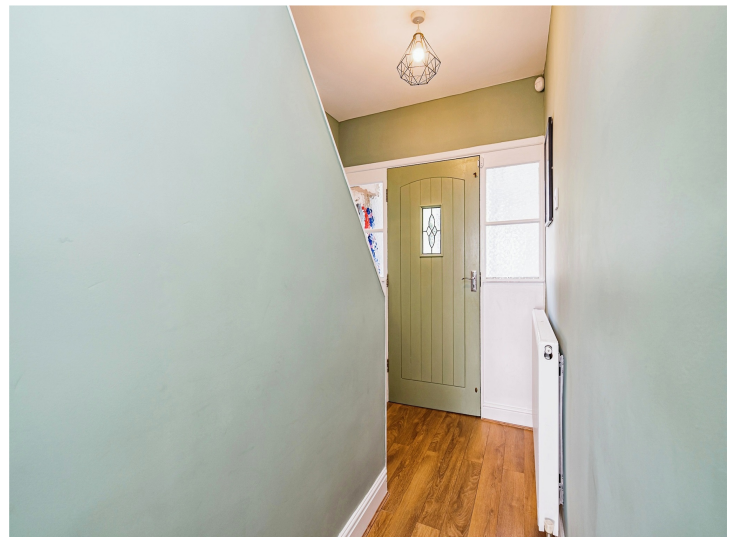
Bathroom

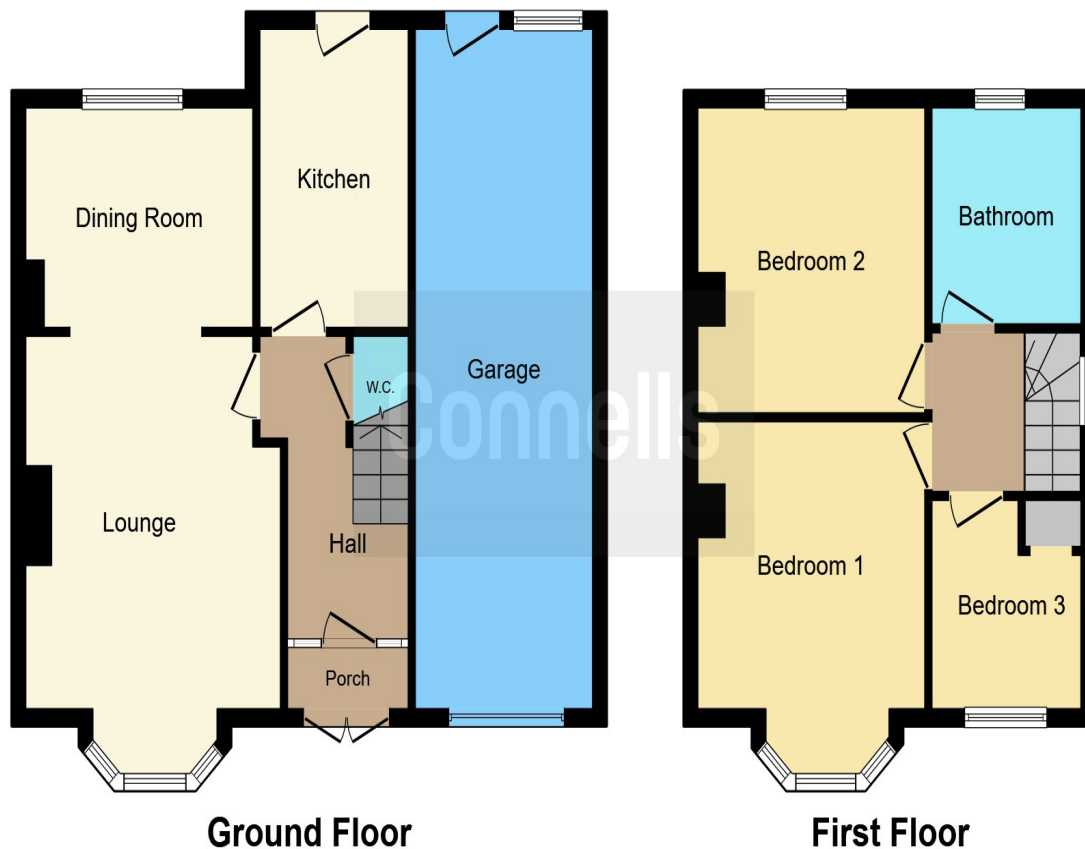
Suite to comprise bath with mixer tap over, shower cubicle, low level WC, tiling, extractor fan, double glazed window to rear elevation.

Outside

To the front of the property tarmac driveway giving off road parking.

Tiered rear garden having patio area, step down approach to lawned rear, seating area with astro turf, various borders and shrubs & distant views





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

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

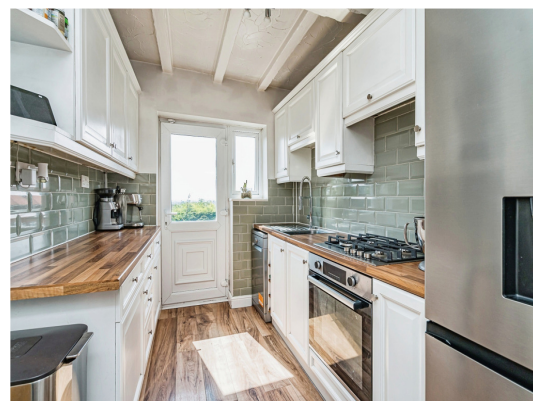
4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD313041 - 0006

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/DUD313041



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk