

for sale

£225,000



## Sedgley Road Dudley DY1 4NG

**\*\* A MODERN SEMI DETACHED HOME SET WITHIN A POPULAR RESIDENTIAL AREA OF DUDLEY BENEFITING FROM NO UPWARD CHAIN \*\*** Briefly comprising lounge, kitchen, downstairs WC, three bedrooms, family bathroom, rear garden, garage & off road parking.



# Sedgley Road Dudley DY1 4NG

## Entrance Porch

Double glazed door to the front elevation, double glazed door to the rear , door to side.

## Entrance Hall

Door to the side, stairs to first floor accommodation, central heating radiator.

## Cloakroom

Comprising low level w.c., wash hand basin, heated chrome towel rail.

## Lounge

15' x 13' ( 4.57m x 3.96m )

Double glazed window to the rear, double glazed patio doors to the rear, built-in storage cupboard, central heating radiator.

## Kitchen

13' x 4' ( 3.96m x 1.22m )

A fitted 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 radiator, double glazed window to the front.





## First Floor

### Landing

Storage cupboard housing boiler, double glazed window to the side, loft access.

### Bedroom One

13' x 7' ( 3.96m x 2.13m )

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

### Bedroom Two

10' x 6' ( 3.05m x 1.83m )

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

### Bedroom Three

10' 10" x 6' ( 3.30m x 1.83m )

Double glazed window to the rear, central heating radiator.

## Bathroom

Suite to comprise bath, wash hand basin, low level w.c., heated chrome towel rail, double glazed window to the front.

## Garage

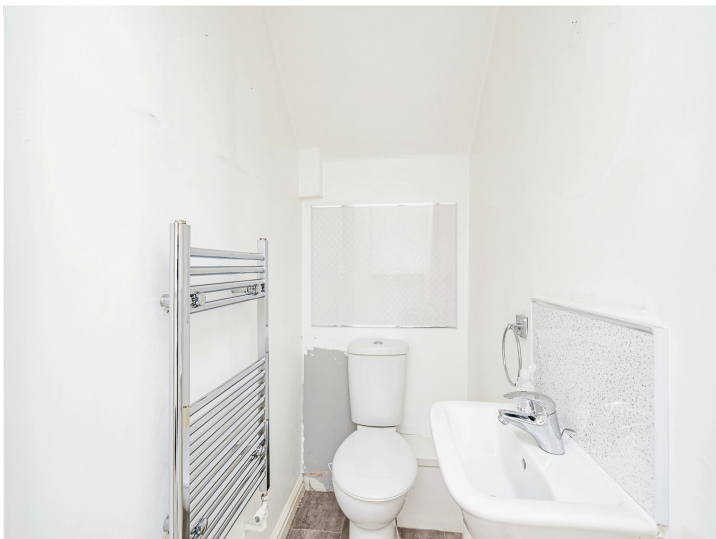
17' x 8' 7" ( 5.18m x 2.62m )

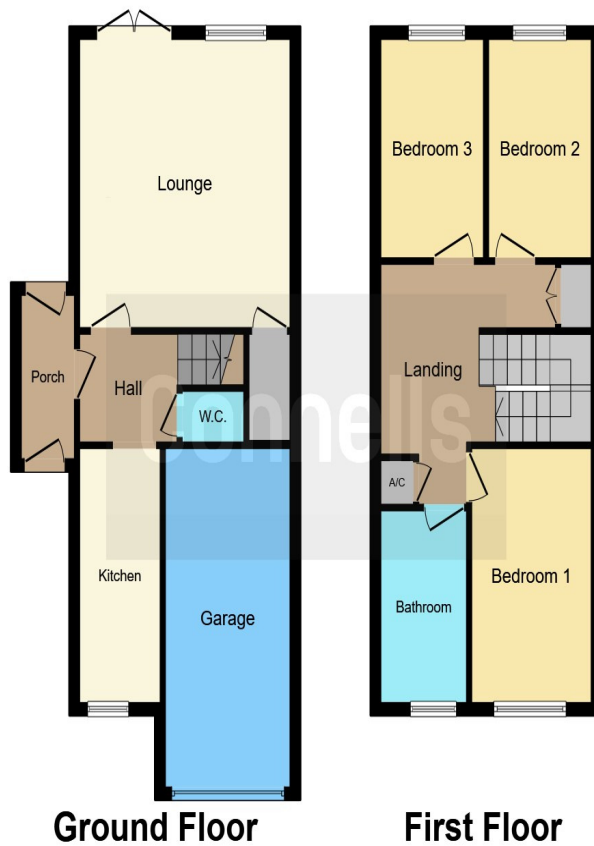
Electric door to the front, power & light.

## Outside

To the front of the property tarmac driveway giving off road parking with slate gravel detail.

Rear garden having slabbed paved patio area, gravel detail, lawned area.





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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4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD313020 - 0006

**Tenure:** Freehold

**EPC Rating:** C

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