

for sale

£240,000



## Redwood Avenue Dudley DY1 3TS

\*SEMI DETACHED HOME SET IN A SOUGHT AFTER RESIDENTIAL AREA OF DUDLEY BENEFITING FROM BEING RENOVATED AND HAVING NO UPWARD CHAIN\* Briefly comprising, lounge, dining room, fitted kitchen, family bathroom, shower room & toilet, three good size bedrooms, driveway, garage, and landscaped rear garden.

# Redwood Avenue Dudley DY1 3TS

## Entrance Hall

Double glazed door to the front elevation, triple glazed window to the front, stairs to first floor accommodation, central heating radiator.

## Dining Room

11' 6" x 9' 9" ( 3.51m x 2.97m )

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

## Lounge

13' 9" x 11' 6" ( 4.19m x 3.51m )

Double glazed patio doors to the rear, double glazed window to the rear, central heating radiator.

## Kitchen

9' 9" x 7' 6" ( 2.97m x 2.29m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric cooker point, plumbing for washing machine, tiling to splashback, space for domestic appliances, built-in storage pantry, double glazed window to the rear, concealed central heating radiator.

## Rear Lobby

Double glazed door to the rear.

## Downstairs Shower Room

Shower enclosure, wash hand basin, low level w.c., tiling, central heated towel radiator, double glazed window to the rear.

## Garage

15' x 8' 5" ( 4.57m x 2.57m )

Up & over door to the front, power & light, central heating boiler,



## First Floor

### Landing

Double glazed window to the side, loft access.

### Bedroom One

12' 8" x 9' 6" ( 3.86m x 2.90m )

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

### Bedroom Two

11' 2" x 9' 8" ( 3.40m x 2.95m )

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

### Bedroom Three

8' 11" x 7' 8" ( 2.72m x 2.34m )

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

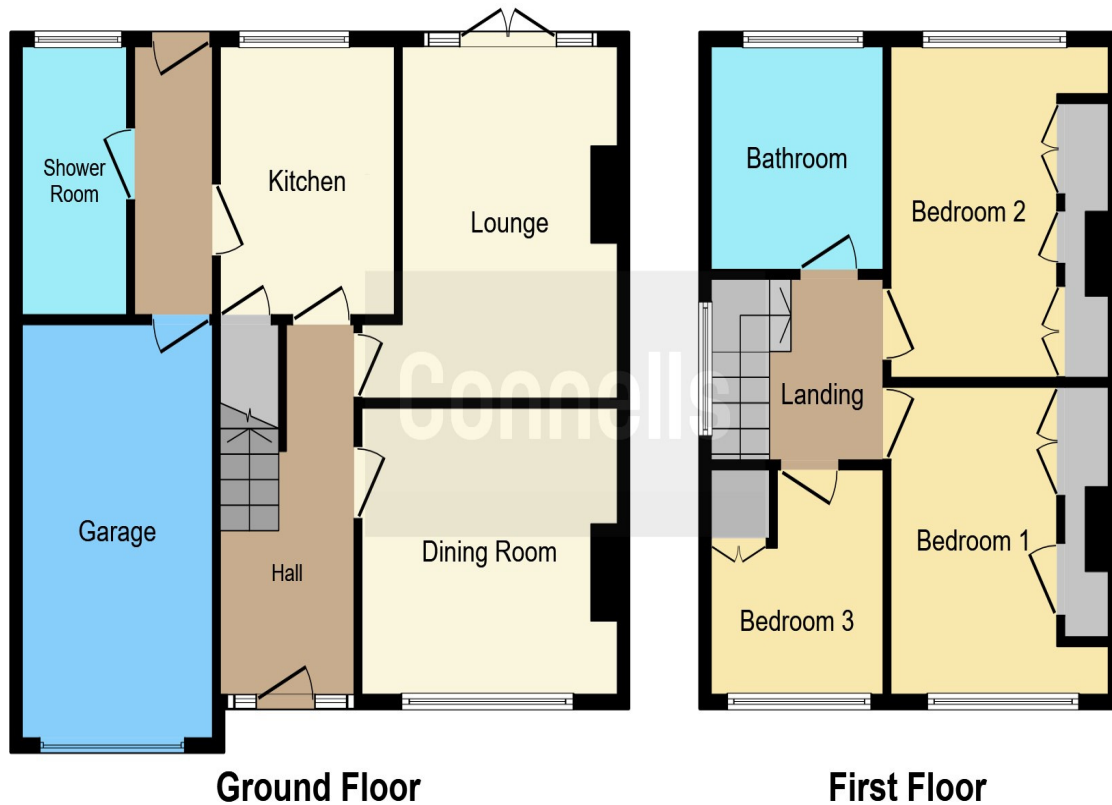
## Bathroom

Comprising bath, separate shower enclosure, wash hand basin, low level w.c., tiling, heated chrome towel radiator, double glazed window to the rear.

## Outside

To the front of the property driveway giving off road parking, lawned area. Rear garden having slabbed paved patio area, step approach to lawned area with borders & shrubs.





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: DUD312939 - 0004

**Tenure:** Freehold

**EPC Rating:** C

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