



Connells

Park Road
Woodseton Dudley

Park Road Woodsetton Dudley DY1 4JJ

for sale offers over
£250,000



Property Description

An attractive well presented semi detached family home located in a popular residential area and conveniently placed for local amenities and excellent travel links.

Entrance Hallway

Having double glazed entrance door to the side elevation, stairs to the first floor accommodation, laminate flooring, radiator, understairs storage cupboard, doors to

Lounge

17' 5" x 13' 3" (5.31m x 4.04m)

Having double glazed window to the front elevation, radiator, electric fire with feature surround, t.v. point.

Dining Room

10' 4" x 13' 4" (3.15m x 4.06m)

Having double glazed french doors to the rear.

Conservatory

12' 2" x 8' 6" (3.71m x 2.59m)

Double glazed doors & windows, laminate flooring, lighting.

Kitchen (L-Shaped Room)

14' 3" (max) x 21' 9" (max) (4.34m (max) x 6.63m (max))

Having a range of wall and base units with roll top work surfaces over, sink & drainer unit, electric double oven and gas hob with extractor fan, integrated dishwasher, integrated washer dryer, breakfast bar, wall mounted boiler, double glazed window to the front & rear elevations, double glazed door to the side.



First Floor

Landing

Double glazed window to the side, doors to

Bedroom One

13' 3" x 9' 5" (4.04m x 2.87m)

Double glazed window to the front, radiator.

Bedroom Two

13' 8" x 10' 5" (4.17m x 3.17m)

Double glazed window to the rear, radiator.

Bedroom Three

7' 5" x 9' 8" (2.26m x 2.95m)

Double glazed window to the front, radiator.

Bathroom

Suite to comprise paneled bath with mixer tap, wash hand basin, w.c., tiled floor, radiator, loft access. double glazed window to the rear.

Outside

To the front of the property there is driveway giving off road parking. Private enclosed rear garden having paved patio and lawned area with mature plants and 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

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EPC Rating: D

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Tenure: Freehold



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