

for sale

£220,000



## Ettymore Road Sedgley Dudley DY3 3SG

**\*\* TWO BEDROOM MID TERRACED HOME SET IN A SOUGHT AFTER AREA OF SEDGLEY\*\*** Briefly comprising , lounge, modern fitted kitchen, downstairs WC, two double bedrooms, first floor bathroom, off road parking and rear garden.

# Ettymore Road Sedgley Dudley DY3 3SG

## Entrance Hall

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

## Cloakroom

Comprising low level w.c., wash hand basin, wall mounted boiler, tiling.

## Lounge

14' x 11' ( 4.27m x 3.35m )

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

## Kitchen

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

A fitted gloss kitchen to include wall and base units with work surfaces over, one and a half bowl sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, integrated fridge freezer, integrated washing machine, central heating radiator, double glazed window to the front.



## First Floor

### Landing

Central heating radiator, loft access.

### Bedroom One

12' x 9' ( 3.66m x 2.74m )

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

### Bedroom Two

12' x 9' ( 3.66m x 2.74m )

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

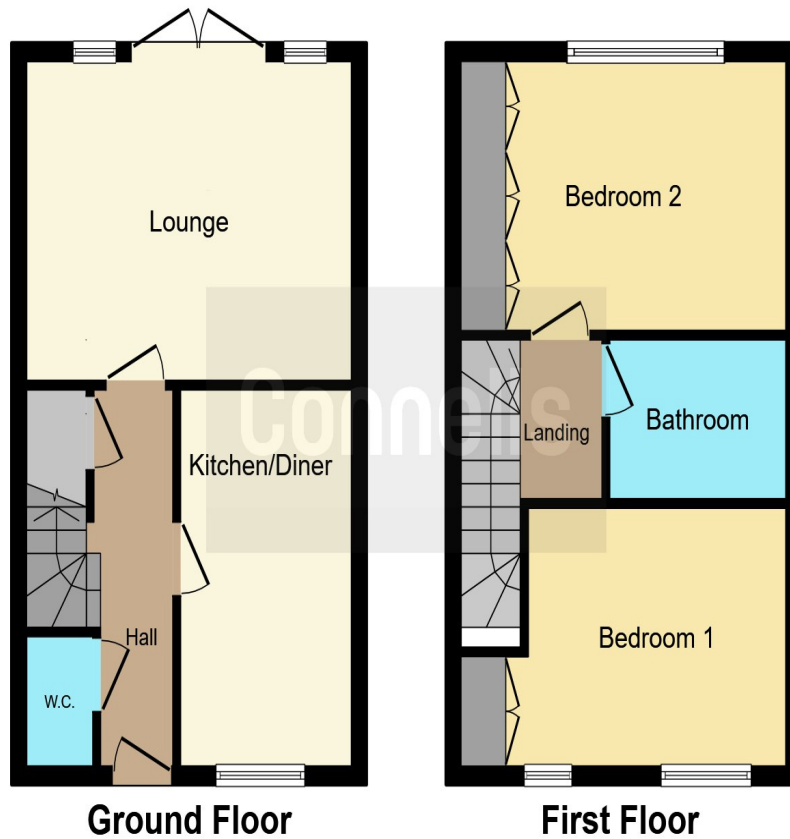
### Bathroom

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

## Outside

To the front of the property tarmac driveway giving off road parking. Rear garden having slabbed paved patio area, step approach to garden area with astro turf, patio area with gravel borders.





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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**Tenure:** Freehold

**EPC Rating:** B

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