







## Property Description

This elegantly presented and significantly enhanced semi-detached residence is situated in a sought-after residential neighbourhood of Dudley. Positioned at the end of a cul-de-sac, it is particularly suitable for families and first-time buyers. The current owners have upgraded the property by converting the garage into a kitchen area, thereby creating a more spacious and versatile living environment. The home is conveniently located near Dudley town centre, with easy access to shops, amenities, schools—including Dudley College—and excellent transport links, including the upcoming tram line.

## Reception Room

17' 5" x 16' ( 5.31m x 4.88m )

Double glazed door to the front with built-in storage cupboard, stairs to first floor, double window to the side, double glazed window to the front, central heating radiator.

## Kitchen

15' 4" x 7' 5" ( 4.67m x 2.26m )

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, sink & drainer unit with mixer tap over, electric cooker which is connected to wifi so can be controlled remotely, gas hob, washing machine, space for domestic appliances, American fridge freezer, tiling to splashback, breakfast bar, built-in understairs storage cupboard, central heating radiator, double glazed window to the front.

## Lounge

17' 5" x 16' ( 5.31m x 4.88m )

Double glazed french doors to the rear, double glazed window to the rear, wall mounted electric fire, central heating radiator.



## First Floor

### Landing

Loft access which is boarded for storage, light and power socket, double glazed window to the side.

### Bedroom One

12' x 9' 8" ( 3.66m x 2.95m )

Double glazed window to the rear, central heating radiator.

### Bedroom Two

11' 9" x 8' 9" ( 3.58m x 2.67m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

11' 9" x 6' 7" ( 3.58m x 2.01m )

Double glazed window to the front, central heating radiator.

### Bathroom

Suite to comprise bath with shower attachment & mixer tap over, separate shower cubicle, wash hand basin mounted on vanity unit, low level w.c., tiling, double glazed window to the rear.

### Outside

To the front of the property driveway giving off road parking, various shrubs & gravel detail. Low maintenance rear garden having slabbed area, decking area, gravel detail, shrubs & borders, gate giving side access.















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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**EPC Rating: C**

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Tenure: Freehold



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Property Ref: DUD313433 - 0009