

for sale

£250,000



## Lodge Crescent Dudley DY2 0HG

**\*\* A WELL MAINTAINED AND SPACIOUS FAMILY HOME SET IN SOUGHT AFTER AREA OF NETHERTON \*\*** The property briefly comprises two reception rooms, fitted modern kitchen with dining area, ground floor shower rooms, three bedrooms, family bathroom and landscaped rear garden.



# Lodge Crescent Dudley DY2 0HG

## Entrance Hall

Door to the front elevation, stairs to first floor accommodation, built-in understairs storage cupboard.

## Lounge

20' 8" x 10' 9" ( 6.30m x 3.28m )

Double glazed bow window to the front elevation, double glazed patio doors to the rear, electric fire. central heating radiator.

## Sitting Room

14' 6" x 10' 4" ( 4.42m x 3.15m )

Double glazed window to the rear, central heating radiator.

## Kitchen / Dining Room

19' 5" (max) x 17' 4" ( 5.92m (max) x 5.28m )

A fitted gloss 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, space for domestic appliances, tiling to splashback, two central heating radiators, double glazed window to the front & rear, double glazed door to the rear, double glazed door to the front.

## Shower Room

Walk-in shower, low level w.c., wash hand basin, central heating radiator, tiling, double glazed window to the rear, plumbing for washing machine.





## First Floor

### Landing

Double glazed window to the front, airing cupboard .

### Bedroom One

10' 9" x 9' 4" ( 3.28m x 2.84m )

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

### Bedroom Two

12' 6" x 11' 2" ( 3.81m x 3.40m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

9' 3" x 7' 7" ( 2.82m x 2.31m )

Double glazed window to the rear, central heating radiator.

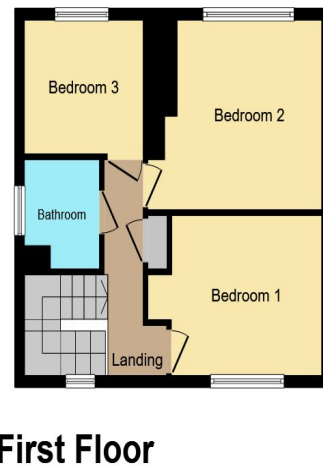
### Bathroom

Suite to comprise bath with mixer taps & shower attachment over, wash hand basin in vanity unit, w.c., tiling, central heating radiator, double glazed window to the side.

## Outside

To the front of the property lawned area with step path approach to front door with shrubs & borders. Landscaped rear garden having paved patio area, lawned area with various shrubs & borders, storage shed.





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: DUD313362 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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