

for sale

£215,000



## Dalvine Road Dudley DY2 0EG

**\*\* SEMI DETACHED HOME SET IN THE MUCH SOUGHT AFTER AREA OF DUDLEY WOOD BENEFITING FROM NO UPWARD CHAIN \*\*** Briefly comprising, two reception rooms, kitchen, three bedrooms, family bathroom, off road parking and rear garden.



# Dalvine Road Dudley DY2 0EG

## Entrance Hall

Double glazed door to the front, double glazed window to the front, stairs to first floor accommodation, understairs storage pantry.

## Lounge

12' 10" x 10' 10" ( 3.91m x 3.30m )

Double glazed window to the front.

## Dining Room

11' x 10' 11" ( 3.35m x 3.33m )

Double glazed patio doors to the rear.

## Kitchen

7' x 5' ( 2.13m x 1.52m )

Base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, double glazed window to the side, double glazed door to the rear leading to garden.





## First Floor

### Landing

Double glazed window to the side.

### Bedroom One

11' x 10' ( 3.35m x 3.05m )

Double glazed window to the front.

### Bedroom Two

11' x 10' 11" ( 3.35m x 3.33m )

Double glazed window to the rear.

### Bedroom Three

7' x 5' ( 2.13m x 1.52m )

Double glazed window to the front.

### Shower Room

Walk-in shower cubicle with electric shower, wash hand basin in vanity unit, low level w.c., chrome heated towel rail, double glazed window to the rear.



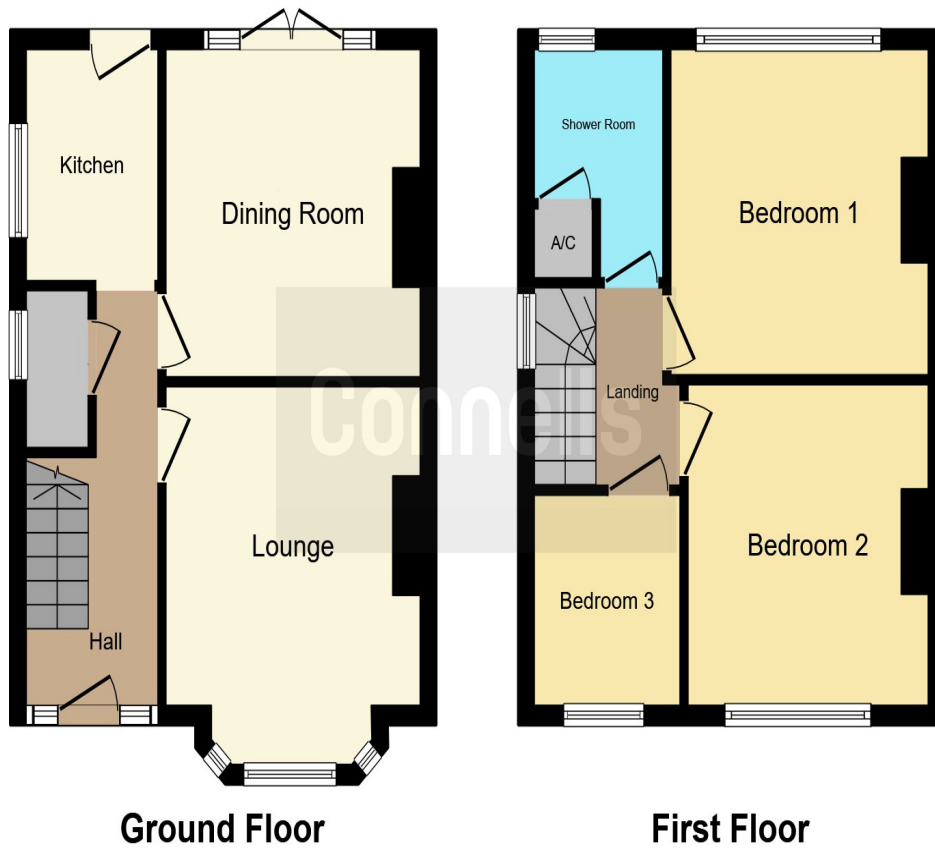
## Outside

To the front of the property block paved driveway giving off road parking, lawned area with shrubs & borders, side access to rear garden. Rear garden having patio area with step approach to lawned area, various shrubs & borders, storage shed.

## Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





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: DUD313749 - 0005

**Tenure:** Freehold

**EPC Rating:** G

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