

for sale

offers in the region of **£175,000**



Linwood Road Dudley DY1 4DX

****A WELL MAINTAINED SEMI DETACHED HOME SET IN A POPULAR RESIDENTIAL AREA OF DUDLEY **** Briefly comprising lounge, kitchen, utility space, two double bedrooms, bathroom, front and rear garden.

Linwood Road Dudley DY1 4DX

Entrance Hall

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

Lounge

14' 7" x 12' 6" (4.45m x 3.81m)

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

Kitchen

14' 4" x 6' 6" (4.37m x 1.98m)

A fitted kitchen to comprise a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit with mixer tap over, gas cooker point with cooker hood over, central heating radiator, double glazed window to the rear.

Utility Room

Access via internal lobby, plumbing for washing machine, double glazed window to the side.

Lobby

Double glazed door to the side leading to garden, storage pantry



First Floor

Landing

Loft access.

Bedroom One

14' 9" x 9' 4" (4.50m x 2.84m)

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

Bedroom Two

10' 1" x 9' 5" (3.07m x 2.87m)

Double glazed window to the rear, central heating radiator.

Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., heated chrome towel rail, double glazed window to the rear.

Outside

To the front of the property lawned area with step path approach to front door with sleeper beam features, side access to rear garden.

Rear garden having patio area, brick built shed, lawned area, further patio area & play area.

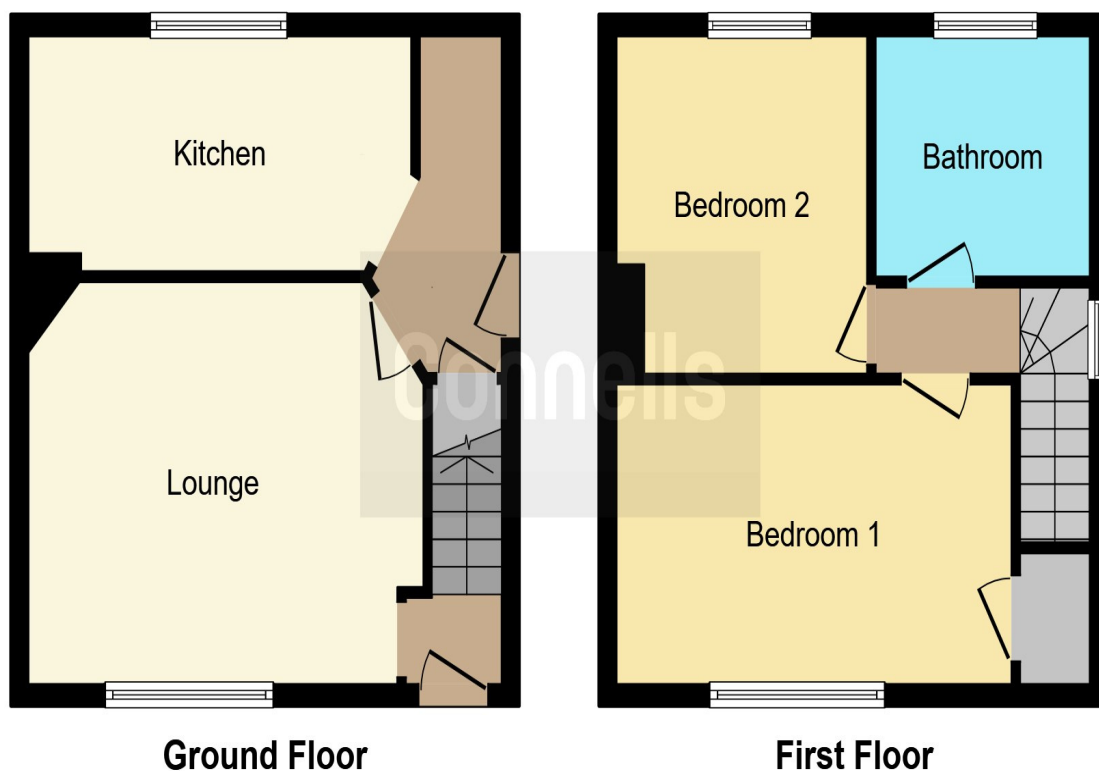
Agents Note

Under the terms of The Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a close associate of an employee of Connells Residential

There is an existing Right of Way at the property, please enquire with the branch for further details.

We are aware that there is Tree Protection Order's in place on Wrens Nest Nature Reserve to the rear of the property. Please contact the branch for more details





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

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD313880 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: A

view this property online connells.co.uk/Property/DUD313880



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk