

for sale

offers in the region of **£228,500**



Wrens Nest Road Dudley DY1 3RU

**** A MODERN SEMI DETACHED HOME WHICH HAS BEEN WELL MAINTAINED THROUGHOUT BENEFITING FROM NO UPWARD CHAIN****
Briefly comprising lounge, fitted kitchen with dining space, downstairs WC, three bedrooms, bathroom, secure parking and rear garden.

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Entrance Hallway

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

Cloakroom

Low level w.c., wash hand basin, central heating radiator, double glazed window to the front.

Lounge

16' x 9' 10" (4.88m x 3.00m)

Double glazed window to the front, double glazed window to the rear, central heating radiator, electric fire.

Kitchen / Diner

15' 11" (max) x 9' (max) (4.85m (max) x 2.74m (max))

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, plumbing for washing machine, space for domestic appliances, plumbing for dishwasher, central heating radiator, central heating boiler, built-in understairs pantry, double glazed window to the front, double glazed french doors to the rear.



First Floor

Landing

Double glazed window to the rear.

Bedroom One

16' 4" (max) x 11' 4" (max) (4.98m (max) x 3.45m (max))

Two double glazed windows to the front elevation, central heating radiator.

Bedroom Two

11' 6" x 8' (3.51m x 2.44m)

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

Bedroom Three

7' 9" x 6' 8" (2.36m x 2.03m)

Double glazed window to the rear, loft access, central heating radiator.

Bathroom

Comprising bath with main shower over, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the rear.

Outside

To the front of the property lawned area with path approach to front door, shrubs & borders. Rear garden having slabbed paved patio area, lawned area with various shrubs & borders, side access.

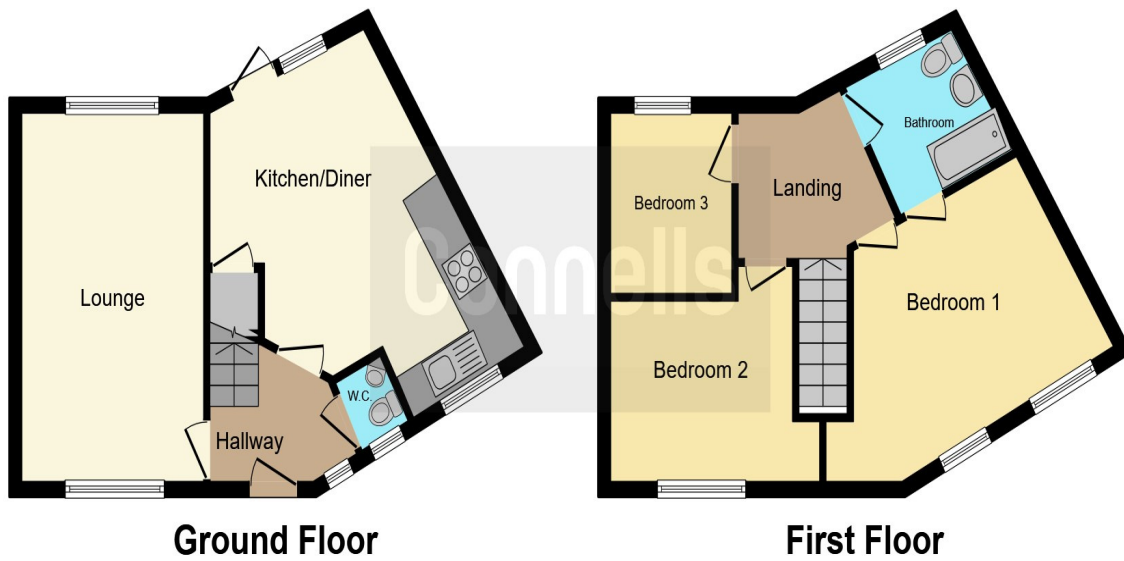
Allocated Parking

Two allocated parking bays with gated fob access.

Agents Notes

MANAGED FREEHOLD. The sellers advise that they pay £395.00 per annum as a contribution towards electric gates.





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

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Property Ref: DUD314012 - 0005

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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