

for sale

£250,000



Himley Avenue Dudley DY1 2QP

****A UNIQUE DETACHED FAMILY HOME SET IN A POPULAR CUL DE SAC LOCATION AND BENEFITING FROM NO UPWARD CHAIN**** Briefly comprising two reception rooms, kitchen, workshop, three bedrooms, family bathroom, garage and mature rear garden.

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Entrance Porch

Door to front elevation

Lounge

12' 2" x 12' 2" (3.71m x 3.71m)

Door to front elevation, windows to front elevations, electric fire with feature surround, radiator.

Hallway

stairs to first floor accommodation, understairs storage cupboard,

Dining Room

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

patio doors to rear elevation, radiator.

Kitchen

13' 6" x 8' 9" (4.11m x 2.67m)

Kitchen to include a range of wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer tap over, electric cooker and hob, washing machine, space for domestic appliances, windows to side elevation, radiator.

Workshop / Utility

9' 2" x 7' (2.79m x 2.13m)

work benches, power. light, porcelain sink, window to side elevation, door to side leading to garden.

Rear Lobby

door to rear and access to garage

Garage

14' x 7' 4" (4.27m x 2.24m)

door to front elevation, power and light, entry to rear garden.



First Floor

Landing

storage cupboard with radiator and sink.

Bedroom One

12' x 11' 9" (3.66m x 3.58m)

Window to front elevation, central heating radiator, feature antique fire surround and mantelpiece.

Bedroom Two

12' x 10' 3" (3.66m x 3.12m)

Window to rear elevation, central heating radiator, storage units, central heating radiator

Bedroom Three

11' 9" x 7' 2" (3.58m x 2.18m)

window to front elevation, central heating radiator, wall mounted units

Bathroom

12' x 7' 2" (3.66m x 2.18m)

Suite to comprise bath with electric shower over, wash hand basin, low level WC, tiling, central heating radiator, window to rear elevation, airing cupboard housing refitted gas central heating condensing boiler.

Outside

Outside To the front of the property driveway giving off road parking shrubs and borders.

Mature tiered rear garden having outbuilding former Avery and storage, various shrubs and borders, patio area, further garden area with 3 ponds and offering huge potential.





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: DUD314131 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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