

for sale

£200,000



Gads Green Crescent Dudley DY2 8DA

****A WELL PRESENTED SEMI DETACHED HOME SET IN A POPULAR RESIDENTIAL AREA BENEFITING FROM NO UPWARD CHAIN **** Briefly comprising through lounge, kitchen, utility, downstairs wc, three bedrooms, shower room, off road parking, garage & rear garden.

Gads Green Crescent Dudley DY2 8DA

Entrance Hall

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

Lounge

15' x 9' 11" (4.57m x 3.02m)

Double glazed window to the front elevation, double glazed window to the rear elevation, double glazed door to the rear leading to conservatory, gas fire with feature surround, central heating radiator.

Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed window to the front, central heating radiator.

Kitchen

14' x 7' (4.27m x 2.13m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, space for domestic appliances, central heating radiator, double glazed window to the rear, double glazed door to the side leading to utility.

Utility Room

17' 10" x 8' (5.44m x 2.44m)

Door to the front elevation, double glazed window to the front, plumbing for washing machine, door to rear leading to garden.

Cloakroom

Low level w.c.

Conservatory

13' x 8' (3.96m x 2.44m)

Double glazed windows to the rear & side, double glazed french doors to the side leading to garden.



First Floor

Landing

Loft access, airing cupboard housing boiler, central heating radiator, double glazed window to the rear elevation.

Bedroom One

12' x 9' (3.66m x 2.74m)

Double glazed window to the front, built-in wardrobe, central heating radiator.

Bedroom Two

12' x 9' 10" (3.66m x 3.00m)

Double glazed window to the front, built-in wardrobe, central heating radiator.

Bedroom Three

9' x 7' 10" (2.74m x 2.39m)

Double glazed window to the rear, fitted wardrobes, central heating radiator.

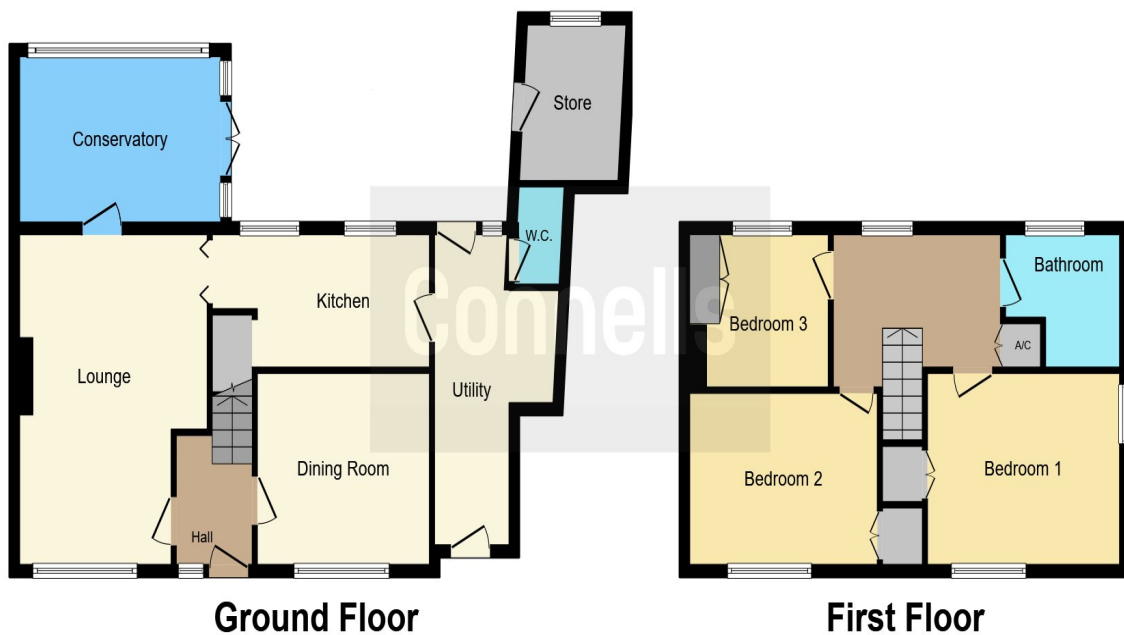
Bathroom

Comprising bath, shower cubicle with electric shower over, wash hand basin in vanity unit, low level w.c., tiling, double glazed window to the rear.

Outside

To the front of the property block paved driveway giving off road parking. Mature rear garden having slabbed & paved area, shrubs & borders, brick built store & 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

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: DUD313454 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: A

view this property online connells.co.uk/Property/DUD313454



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