

for sale

£190,000



Boundary Hill Dudley DY3 2HG

****THREE BEDROOM END OF TERRACE WITH POTENTIAL BENEFITING FROM NO UPWARD CHAIN SET IN A POPULAR RESIDENTIAL AREA OF LOWER GORNAL**** Briefly comprising lounge, kitchen, utility, wc, three bedrooms, front and rear gardens.

Boundary Hill Dudley DY3 2HG

Entrance Hall

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

Cloakroom

low level WC, window to side elevation.

Lounge

14' 11" x 12' 1" (4.55m x 3.68m)

Double glazed window to front elevation, central heating radiator

Kitchen

12' 11" x 7' 11" (3.94m x 2.41m)

A fitted kitchen to include wall and base units with work surfaces over stainless steel sink unit, gas cooker point, space for domestic appliances, double glazed window to rear elevation, central heating radiator.

Utility

8' 2" x 4' 7" (2.49m x 1.40m)

plumbing for washing machine, double glazed window to rear elevation, wall mounted central heating boiler.

Lobby

door to side elevation, storage cupboard.



First Floor

Landing

Double glazed window to side elevation, loft access.

Bedroom One

12' 3" x 8' 3" (3.73m x 2.51m)

Double glazed window to rear elevation, central heating radiator.

Bedroom Two

11' 11" x 8' 9" (3.63m x 2.67m)

Double glazed window to front elevation, central heating radiator

Bedroom Three

9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to front elevation, central heating radiator.

Shower Room

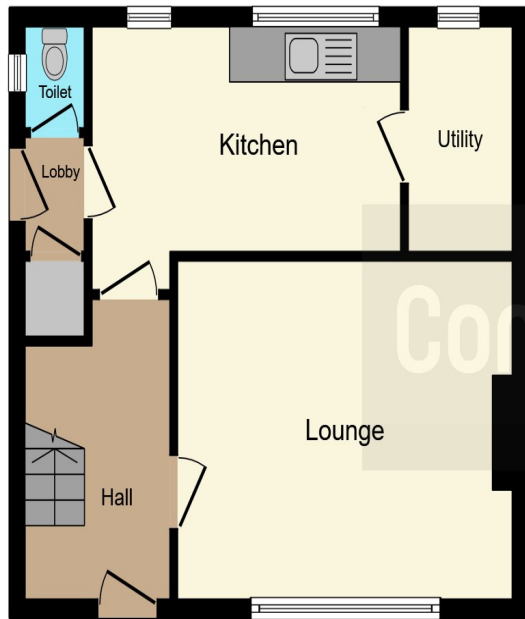
Wet room with mains shower, low level WC, wash hand basin, central heating radiator, tiling, double glazed window to rear elevation.

Outside

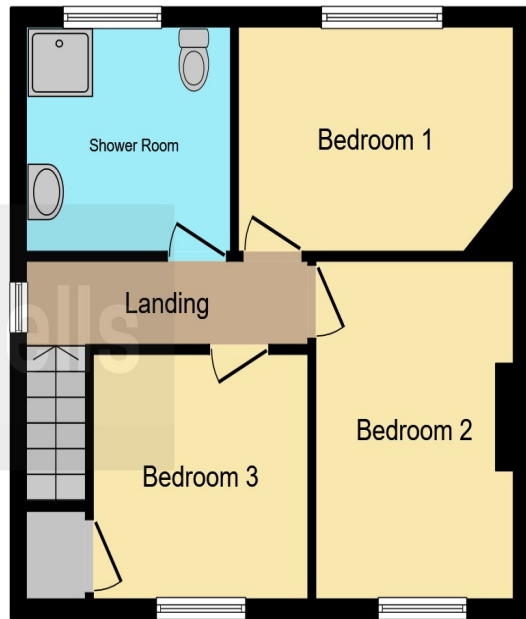
Step approach to front door, foregarden, side access.

Rear garden and storage shed.





Ground Floor



First Floor

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: DUD314121 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

view this property online connells.co.uk/Property/DUD314121



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