



90 BRADFIELD WAY
DUDLEY, DY1 4FB

OFFERS IN THE REGION OF £190,000
FREEHOLD

MODERN Semi-detached home situated in an extremely popular location close to a number of amenities including shops, schools and access to public transport with excellent links to Dudley Town and Wolverhampton City Centre. The property offers spacious and well proportioned accommodation throughout comprising entrance hall, living room, kitchen, ground floor w.c, two double bedrooms, family bathroom and a low maintenance split level garden to the rear. Driveway to the side providing off road parking.



90 BRADFIELD WAY

- MODERN SEMI-DETACHED HOME • TWO DOUBLE BEDROOMS • EXTREMELY POPULAR LOCATION • LOW MAINTENANCE REAR GARDEN • DRIVEWAY PROVIDING OFF ROAD PARKING • GROUND FLOOR W.C



APPROACH

The property is approached via a paved pathway with an adjacent driveway providing off road parking.

ENTRANCE HALL

Radiator, staircase to the first floor landing, door to the ground floor w.c and further doors to the kitchen and living room.

LIVING ROOM

14'2" max x 11'0"

Double glazed double doors to the rear, radiator and useful under stairs storage cupboard.

BREAKFAST KITCHEN

11'10" x 7'5"

Double glazed window to the front, part tiled walls, ceiling down lighters, radiator, fitted breakfast bar and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap. There is a built in electric oven with four ring gas hob above, plumbing for both a dishwasher and washing machine and integrated appliances include a fridge and fridge freezer.

GROUND FLOOR W.C

Radiator, part tiled walls, ceiling down lighters, low level w.c and pedestal wash hand basin.

FIRST FLOOR LANDING

Radiator, loft access hatch and doors to:

BEDROOM ONE

14'6" x 8'9"

Double glazed window to the rear and radiator.

BEDROOM TWO

14'7" x 7'7"

Two double glazed windows to the front, radiator and built in airing cupboard.

BATHROOM

Double glazed obscure window to the side, tiled floor, tiled walls, ceiling down lighters, towel rail and a contemporary suite comprising close coupled w.c, pedestal wash hand basin and paneled bath with shower above.

REAR GARDEN

To the rear of the property is a pleasant low maintenance split level garden with two separate paved seating areas and a number of mature shrubs. A side gate provides access to the front.

DRIVEWAY

Driveway to the side providing off road parking.

COUNCIL TAX

Dudley Council - Tax Band B

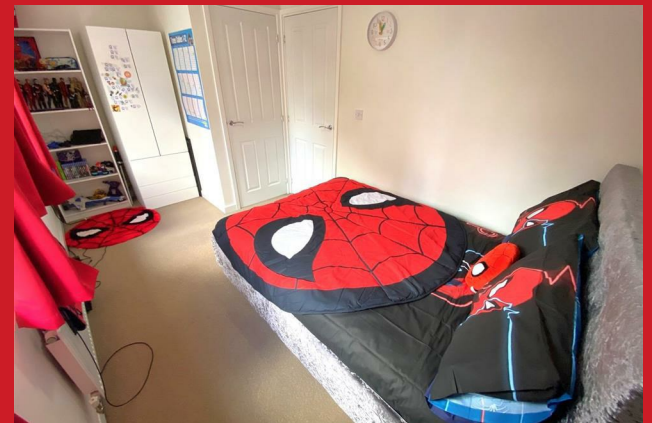
TENURE Freehold

The property is freehold.

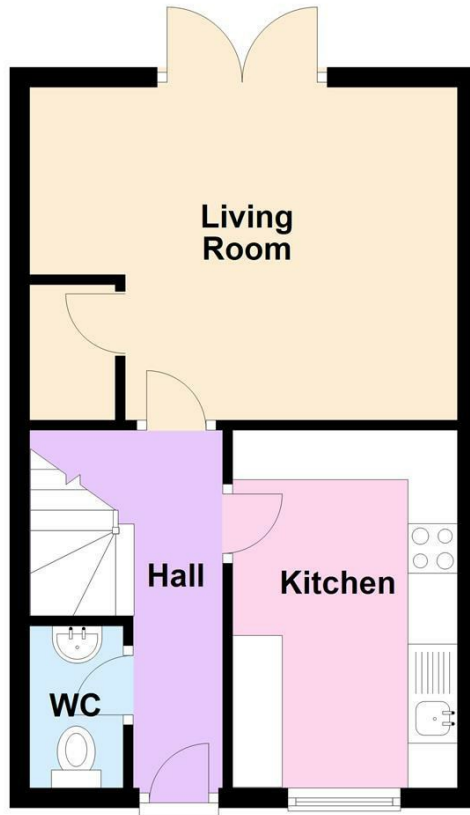
SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

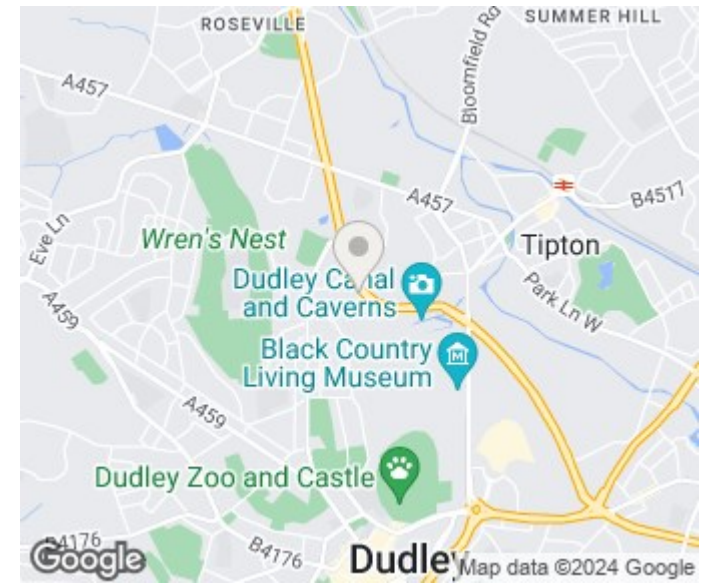
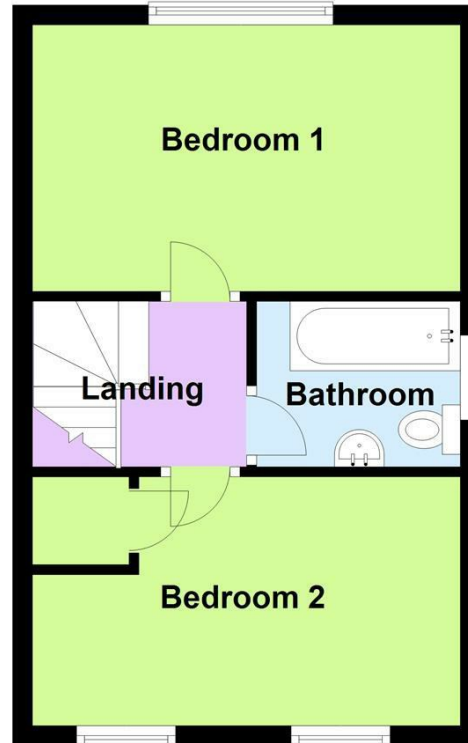
90 BRADFIELD WAY



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements