



Birch Terrace, Dudley DY2 0LJ

welcome to

Birch Terrace, Dudley

This well presented three bedroom detached family home located within a quiet cul-de-sac in Netherton. Being close to local transport links, amenities, schools, playing fields and a short walk into Netherton Village.

Entrance Porch

Leading to front door.

Entrance Hall

Having central heating radiator.

Lounge

21' 5" x 10' 1" (6.53m x 3.07m)

Double glazed window to front, sliding doors to rear, gas fire and two central heating radiators.

Kitchen

8' 4" x 10' 9" (2.54m x 3.28m)

Double glazed window to rear, wall and base level units, one and a half bowl sink with mixer tap, space for oven, space for washing machine, space for fridge/freezer, door to conservatory, storage cupboard and built in fan.

Conservatory

11' 5" x 11' 5" (3.48m x 3.48m)

Two doors to rear and two central heating radiators.

Landing

Having loft access.

Bedroom One

12' 4" x 10' 4" (3.76m x 3.15m)

Double glazed window to front, fitted wardrobes with overhead storage and central heating radiator.

Bedroom Two

13' 6" x 9' 1" (4.11m x 2.77m)

Double glazed window to rear and central heating radiator.

Bedroom Three

11' 4" x 7' 8" (3.45m x 2.34m)

Double glazed window to front and central heating radiator.

Bathroom

7' 7" x 6' 8" (2.31m x 2.03m)

Having shower cubicle, bath, wash hand basin, storage cupboard housing boiler and heated towel rail.

Separate W.C

4' 9" x 2' 8" (1.45m x 0.81m)

Having obscure window to side and WC.

Rear Garden

Having side access, patio, lawn, raised beds, greenhouse, shed and outside seating area.

Garage

Agents Notes

Council Tax Band: C





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Birch Terrace, Dudley

- DETACHED FAMILY HOME
- THREE SPACIOUS BEDROOMS
- BATHROOM WITH SEPARATE SHOWER CUBICLE
- GENEROUS SIZED LOUNGE/DINER
- CONSERVATORY

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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