



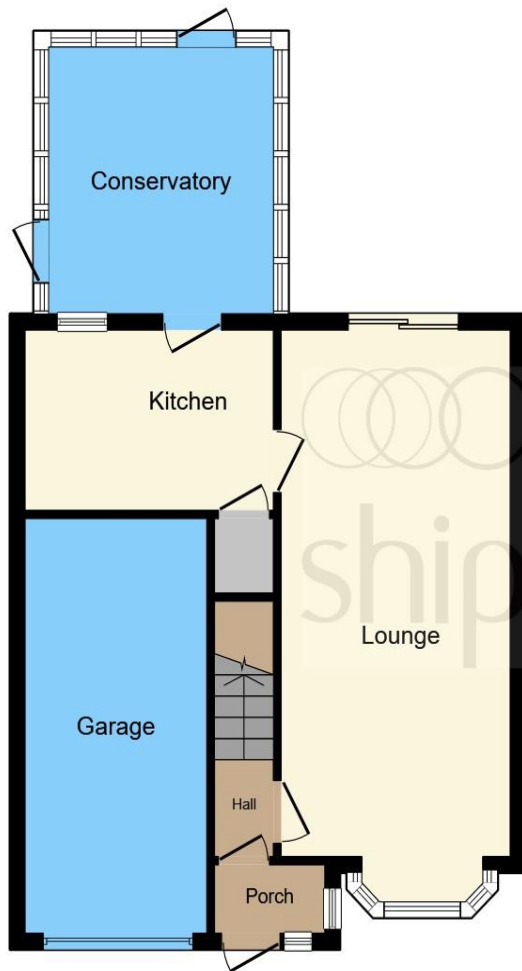
**Birch Terrace, Dudley, DY2 0LJ**

**welcome to**

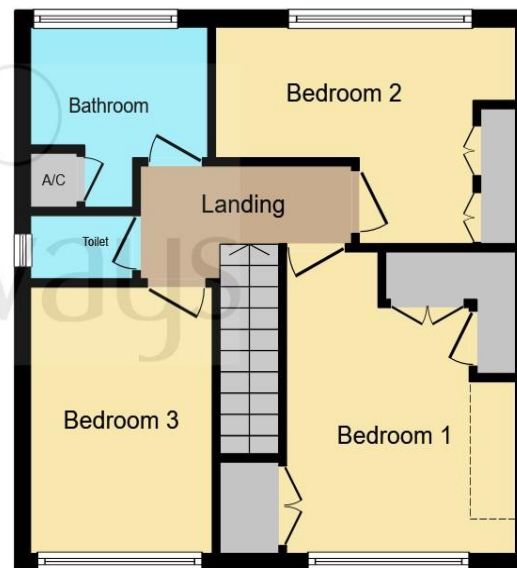
**Birch Terrace, Dudley**

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.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Entrance Hall**

**Lounge**

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

**Kitchen**

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

**Conservatory**

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

**Landing**

**Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

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

**Bathroom**

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

**Separate W.C**

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

**Rear Garden**

**Garage**

**Agents Notes**

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.

welcome to

## 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

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DLY104826 - 0008

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