



Brookdale, Dudley DY3 2HF

welcome to

Brookdale, Dudley

Shipways are pleased to present this immaculate three bedroom extended semi-detached family home situated in Lower Gornal. Having local transport links, amenities, schools and playing fields. The ideal family home!

Entrance Porch

Double glazed window and door to:

Entrance Hall

Having stairs leading to first floor accommodation and central heating radiator.

Lounge

14' 5" x 11' 11" (4.39m x 3.63m)

Double glazed bay window to front and central heating radiator.

Reception Room Two

12' x 8' 10" (3.66m x 2.69m)

Double glazed French door to rear garden and central heating radiator.

Kitchen/ Diner

17' 4" x 10' 1" (5.28m x 3.07m)

Double glazed window to rear, skylight, wall and base level units with drawer units, sink with mixer tap, central breakfast bar which seats four, built in oven with four ring electric hob and extractor over, integrated fridge, integrated dishwasher, spotlights and central heating radiator,

Landing

Double glazed window to side and loft access.

Bedroom One

14' 4" x 9' 10" to wardrobe front (4.37m x 3.00m to wardrobe front)

Double glazed window to front, central heating radiator.

Bedroom Two

12' x 8' 10" (3.66m x 2.69m)

Double glazed window to rear and central heating radiator.

Bedroom Three

10' max x 9' 1" (3.05m max x 2.77m)

Double glazed window to rear and central heating radiator.

Shower Room

6' 11" max x 6' 1" (2.11m max x 1.85m)

Double glazed obscure window to front, tiled shower cubicle with electric shower, wash hand basin with cupboard under and mixer tap, WC, heated towel rail and spotlights.

Front

Having driveway.

Rear Garden

Initial patio area and steps up to lawn.

Agents Notes

Council Tax Band: B

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Brookdale, Dudley

- EXTENDED FAMILY HOME
- THREE BEDROOM SEMI-DETACHED
- UTILITY ROOM
- DOWNSTAIRS WC
- KITCHEN / DINER

Tenure: Freehold EPC Rating: D

£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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Property Ref:
DLY105012 - 0004

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