



**Priory Road, Dudley DY1 4EQ**



**welcome to**

## **Priory Road, Dudley**

Shipways are pleased to present this stunning EXTENDED three bedroom semi-detached family home having a new flat roof, new rendering and new external doors. Located just outside of Dudley Town Centre having local transport links, amenities, schools and a short commute to Wrens Nest Nature Reserve

### **Entrance Hall**

Having central heating radiator.

### **Lounge**

13' 8" into bay x 9' 11" ( 4.17m into bay x 3.02m )  
Double glazed bay window to front, gas fire and central heating radiator.

### **Kitchen/ Diner**

20' 5" x 11' 3" ( 6.22m x 3.43m )  
Two double glazed windows to rear, wall and base level units, one and a half bowl sink with mixer tap, built in oven, hob and fan, French doors to lounge, sliding doors to rear, storage and central heating radiator.

### **Landing**

Having obscure window to side and loft access.

### **Bedroom One**

11' 3" x 9' 11" ( 3.43m x 3.02m )  
Double glazed window to front and central heating radiator.

### **Bedroom Two**

10' 10" x 9' 11" ( 3.30m x 3.02m )  
Double glazed window to rear and central heating radiator.

### **Bedroom Three**

14' x 8' 1" ( 4.27m x 2.46m )  
Two double glazed windows to front and central heating radiator.

### **Bathroom**

7' 7" x 5' 7" ( 2.31m x 1.70m )  
Having obscure window to rear, bath with shower over, wash hand basin, WC and central heating radiator.

### **Front**

Having driveway with space for up to two vehicles.

### **Rear Garden**

With patio area, lawn area, flowerbeds, pond and two sheds.

### **Garage**

14' 5" x 7' 4" ( 4.39m x 2.24m )  
With up and over door, electrics, boiler and tap.

### **Agents Notes**

Council Tax Band: B







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## Priory Road, Dudley

- EXTENDED SEMI-DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- KITCHEN / DINER
- UPSTAIRS FAMILY BATHROOM
- GARAGE

Tenure: Freehold EPC Rating: D

offers over

**£240,000**



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:  
DLY100800 - 0003

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