



**Lynbrook Close, Dudley, DY2 9HE**





**welcome to**

**Lynbrook Close, Dudley**

Shipways are pleased to present this EXTENDED semi-detached bungalow located in a quiet cul-de-sac within Netherton. Having local transport links into the town centre, local amenities, schools and playing fields. Offered with no onward chain!





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### **Entrance Hall**

Having storage cupboard which houses boiler.

### **Lounge/ Diner**

25' 3" x 11' 11" ( 7.70m x 3.63m )

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

### **Kitchen**

15' 1" x 7' 1" ( 4.60m x 2.16m )

Double glazed window to rear, obscure window to side, wall and base units, sink, space for oven, washing machine and dryer and door to garage.

### **Bedroom One**

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

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

### **Bedroom Two**

10' 9" x 8' 9" ( 3.28m x 2.67m )

Double glazed window to front and central heating radiator.

### **Bathroom**

7' 10" x 5' 7" ( 2.39m x 1.70m )

Having bath, wash hand basin, WC, loft access and central heating radiator.

### **Front Garden**

Having driveway and access to garage.

### **Rear Garden**

Having patio area, lawn area, flowerbeds and outside tap.

### **Garage**

22' 5" x 8' 1" ( 6.83m x 2.46m )

With up and over doors, electrics, door to kitchen and door to rear garden.

### **Agents Notes**

Council Tax Band: B

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.



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welcome to

## Lynbrook Close, Dudley

- EXTENDED SEMI-DETACHED BUNGALOW
- 25FT LOUNGE / DINER
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- GARAGE

Tenure: Freehold EPC Rating: D

offers in the region of

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DLY105079 - 0007

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**01384 238779**



[dudley@shipways.co.uk](mailto:dudley@shipways.co.uk)



216 High Street, DUDLEY, West Midlands, DY1 1PB



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