

**Priory Close, Dudley DY1 3ED** 



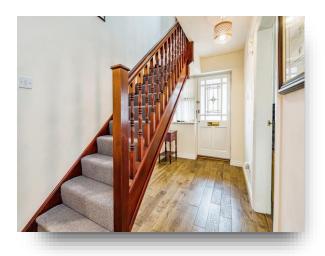
## welcome to

# **Priory Close, Dudley**

\*\* WELL-PRESENTED FOUR BEDROOM DETACHED RESIDENCE \*\* QUIET CUL-DE-SAC LOCATION \*\* TWO RECEPTION ROOMS \*\* STUDY/OFFICE \*\* FITTED BREAKFAST KITCHEN \*\* UTILITY ROOM \*\* CLOAKROOM/W.C \*\* EN-SUITE TO MASTER BEDROOM \*\* FAMILY BATHROOM \*\* LANDSCAPED SUPERB REAR GARDEN \*\* DOUBLE GARAGE AND DRIVEWAY \*\*















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

#### **Entrance Porch**

## **Entrance Hall**

#### Cloakroom

## Study

### Lounge

16' 3" x 14' 5" max ( 4.95m x 4.39m max )

## **Dining Room**

10' 8" x 9' 4" ( 3.25m x 2.84m )

#### **Fitted Breakfast Kitchen**

10'  $\times$  10' 6" ex walkway ( 3.05m  $\times$  3.20m ex walkway )

## **Utility Room**

6' 5" x 5' 9" ( 1.96m x 1.75m )

## Landing

### **Bedroom One**

14' 2" x 10' 8" ex walkway (  $4.32m \times 3.25m$  ex walkway )

#### **En Suite**

#### **Bedroom Two**

10' 8" x 9' 1" ex walkway (  $3.25m \times 2.77m$  ex walkway )

#### **Bedroom Three**

10' 8" x 8' 11" ( 3.25m x 2.72m )

#### **Bedroom Four**

9' 10" x 6' 9" ( 3.00m x 2.06m )

## welcome to

## **Priory Close, Dudley**

- Well-presented four bedroom detached residence
- Quiet cul-de-sac location
- Two reception rooms
- Study/office
- Fitted breakfast kitchen and Utility room

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £480,000







The Parade adway

The Parade adway

A459

St James Academy

Map data ©2025

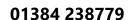
Please note the marker reflects the postcode not the actual property

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shipways

dudley@shipways.co.uk



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



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