



Kestrel Road, DUDLEY DY1 2JU

welcome to

Kestrel Road, DUDLEY

- Well-presented three bedroom semi-detached property
- Lounge
- Dining room
- Fitted kitchen
- Conservatory

Tenure: Freehold EPC Rating: Awaited

£250,000

Entrance Hall

Double glazed window to front, tiled floor and radiator.

Cloakroom

Double glazed window to front, WC, wash hand basin and tiled.

Lounge

14' max x 14' 1" max (4.27m max x 4.29m max)
Double glazed window to front, L-shaped room with wall lights and radiator, and under the stair's cupboard.

Dining Room

14' 3" max x 9' 2" max (4.34m max x 2.79m max)
Double glazed patio doors to conservatory and kitchen and tiled floor.

Kitchen

10' 2" x 6' 9" (3.10m x 2.06m)
Modern fitted kitchen with a range of wall and base units with work surfaces over, one and half bowl sink/drainage unit, electric oven, gas hob with cooker hood over, built in microwave and fridge/freezer, plumbing for dish washer, tiled walls, door to dining room and double glazed windows to rear.

Conservatory

15' 4" x 9' 7" (4.67m x 2.92m)
Double glazed window to rear, lights,

T.V point and door to garage.

Stairs From Lounge

Leading to the landing with access to three bedrooms and a bathroom, cupboard housing the central heating boiler.

Bedroom One

16' max x 9' 10" (4.88m max x 3.00m)
Double glazed window to front, built in cupboards and radiator.

Bedroom Two

10' 11" x 9' 5" (3.33m x 2.87m)
Double glazed window to rear, built in wardrobes and dresser with lights.

Bedroom Three

11' max x 6' 3" (3.35m max x 1.91m)
Double glazed window to rear with built in wardrobes.

Bathroom

Double glazed window to side, WC, bath with mixer tap and shower over, wash hand basin, extractor fan, shaving point, radiator and part tiled walls.

Front Garden

Block paved driveway, gated access to garage and entrance door.

Rear Garden

Beautifully presented paved rear garden with borders of plants and flowers, storage shed and access door to garage.



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Property Ref:

DLY105277 - 0003

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