



Vanborough Walk, DUDLEY DY1 2SQ

welcome to

Vanborough Walk, DUDLEY

- Immaculately presented three bedroom semi-detached property
- Lounge
- Open plan kitchen diner
- Conservatory
- Four piece family bathroom

Tenure: Freehold EPC Rating: D

offers over

£240,000

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Property Ref:

DLY105229 - 0009

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Entrance

Double glazed door to front.

Lounge

15' 3" x 10' 1" (4.65m x 3.07m)
Double glazed window to front and central heating radiator.

Dining Area

13' 2" x 10' 3" (4.01m x 3.12m)
Double glazed patio doors to conservatory, central heating radiator and door leading to pantry and integral garage.

Kitchen

10' x 7' 1" (3.05m x 2.16m)
Double glazed windows to side and rear, fitted kitchen with a range of wall and base units with work surfaces over, one and half bowl sink/drain unit, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks and door to rear garden.

Conservatory

10' x 9' 2" (3.05m x 2.79m)
Double glazed windows to side and patio doors to garden.

Stairs From Kitchen Diner

Leading to three bedrooms and a four piece family bathroom, double glazed window to side, and ceiling spotlights.

Bedroom One

13' 10" x 10' 5" (4.22m x 3.17m)
Double glazed window to front and central heating radiator.

Bedroom Two

10' 8" max x 9' 11" (3.25m max x 3.02m)
Double glazed window to rear, central heating radiator, loft access with ladder attached, boarded over with lighting.

Bedroom Three

10' 9" x 7' 3" (3.28m x 2.21m)
Double glazed window to front and central heating radiator.

Four Piece Bathroom

Double glazed window to rear, bath with shower over, shower cubicle, WC, wash hand basin, heated towel rail, cupboard housing boiler, extractor fan and part tiled walls.

Front Garden

Block paved double driveway, access gate to rear garden.

Rear Garden

Paved patio area with garden lights, steps up to lawn area, fenced boundary's, cold water house tap, waterproof electric power socket and access gate to side.

Garage

Integral Garage

Agents Note

The Council Tax Band is R



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