



Minehead Road, DUDLEY DY1 2NZ

welcome to

Minehead Road, DUDLEY

- Immaculately presented three-bedroom semi-detached property
- Lounge diner
- L Shape Breakfast kitchen
- Four-piece family bathroom
- Downstair W/C

Tenure: Freehold EPC Rating: C

£260,000

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Property Ref:

DLY105303 - 0006

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Entrance Hall

Double glazed door to front, double glazed window to side, under stairs cupboard and central heating radiator.

Cloakroom

Double glazed window to side, WC, wash hand basin, extractor fan, central heating radiator and tiled floor.

Lounge Diner

23' 4" max x 10' 7" (7.11m max x 3.23m)
Double glazed bay window to front, electric fire, two central heating radiators and laminate wood flooring.

Breakfast Kitchen

17' 3" max x 14' 3" ex door (5.26m max x 4.34m ex door)
Fitted L shape breakfast kitchen with a range of wall and base units with work surfaces over, breakfast bar, stainless steel one and half sink/drainer, electric oven, gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, central heating radiator, tiled splash backs, tiled floor and door to rear garden.

Landing

Leading to three bedrooms, four-piece family bathroom and loft access.

Bedroom One

12' 5" x 10' 8" max (3.78m x 3.25m max)
Double glazed window to front and central heating radiator.

Bedroom Two

10' 9" x 8' 1" (3.28m x 2.46m)
Double glazed window to rear, built in wardrobes and central heating radiator.

Bedroom Three

9' 5" x 5' 3" (2.87m x 1.60m)
Double glazed window to front, fitted wardrobes and central heating radiator.

Bathroom

Double glazed window to side, WC, wash hand basin, bath, shower, extractor, heated towel rail, cupboard housing boiler and tiled floor.

Driveway

Block paved driveway, raised gravelled bed and cold water tap.

Rear Garden

Paved and fenced with gravelled boarders.

Garage

19' 2" x 7' 11" (5.84m x 2.41m)
Edwardian style open out door, double glazed window to side, power and lighting with double glazed door to garden.

Agents Note

The Council Tax Band is B



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