



**Boleyn Way, DUDLEY, DY1 2PE**

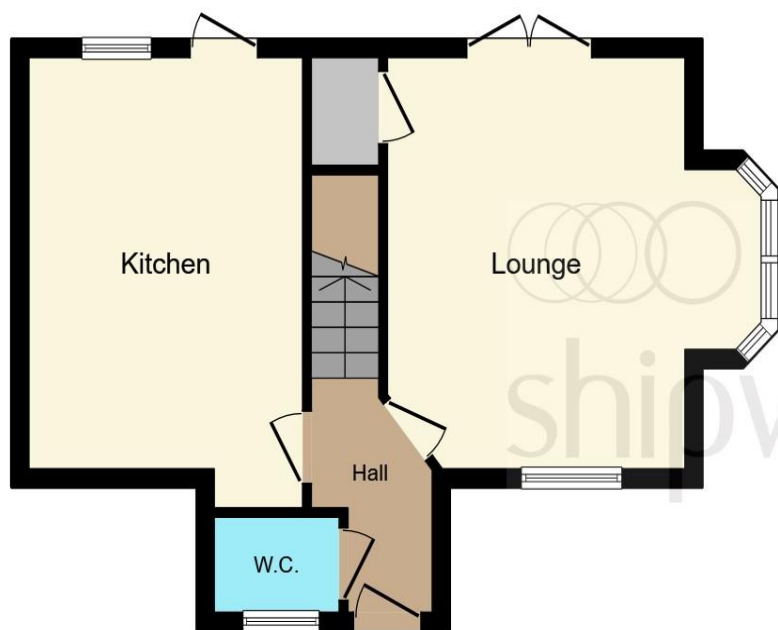


**welcome to**

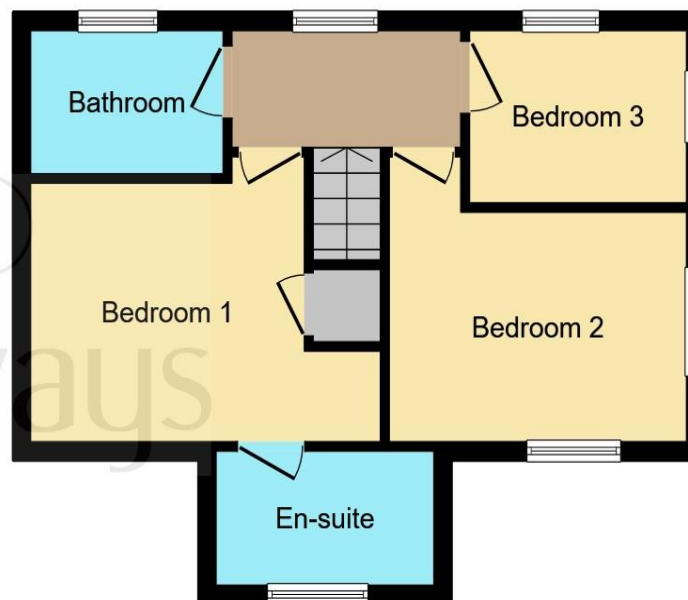
**Boleyn Way, DUDLEY**

\*\* WELL, PRESENTED MODERN THREE-BEDROOM DETACHED RESIDENCE \*\* TANDEM DRIVEWAY \*\* LOUNGE \*\* KITCHEN DINER \*\* FAMILY BATHROOM \*\* EN SUITE \*\* SECURE REAR GARDEN \*\* VIEWINGS ADVISED \*\*





**Ground Floor**



**First Floor**

## Agents Note

### Entrance Hall

### Cloakroom

### Lounge

14' 8" x 11' 6" ( 4.47m x 3.51m )

### Kitchen Diner

16' 2" x 10' 5" ( 4.93m x 3.17m )

### Landing

### Bedroom One

10' 6" Ex Bay x 9' 3" ( 3.20m Ex Bay x 2.82m )

### En Suite

### Bedroom Two

11' 7" x 8' 2" Ex Door ( 3.53m x 2.49m Ex Door )

### Bedroom Three

8' 4" x 6' 2" ( 2.54m x 1.88m )

### Bathroom

### Front Garden

### Rear Garden

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)

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## **Boleyn Way, DUDLEY**

- Modern three bedroom detached residence
- Lounge
- Kitchen diner
- Family bathroom
- En suite

Tenure: Freehold EPC Rating: B

Council Tax Band: C

# £325,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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