



**New Birmingham Road,DUDLEY DY2 7SA**



**welcome to**

**New Birmingham Road, DUDLEY**

\*\* Traditional two bedroom semi-detached \*\* Driveway to side \*\* Lounge area \*\* Fitted kitchen \*\* Family bathroom \*\* Secure rear garden \*\* Garage  
\*\* Viewings advised \*\* Ideal for first time buyers\*\*





**Ground Floor**



**First Floor**

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)

## Agents Note

### Entrance Hall

### Cloakroom

### Lounge

15' 4" into chimney breast x 12' 9" ex bay ( 4.67m into chimney breast x 3.89m ex bay )

### Dining Room

12' 3" x 8' 8" ex bay ( 3.73m x 2.64m ex bay )

### Kitchen

9' 9" x 8' 8" ( 2.97m x 2.64m )

### Lobby

### Landing

### Bedroom One

15' 3" from wardrobe front x 9' 9" ( 4.65m from wardrobe front x 2.97m )

### Bedroom Two

12' 3" x 10' max into recess ( 3.73m x 3.05m max into recess )

### Bathroom

### Front Garden

### Rear Garden

### Driveway

### Garage

welcome to

## New Birmingham Road, DUDLEY

- Traditional two bedroom semi-detached property
- Lounge
- Fitted kitchen
- Family bathroom
- Well-maintained secure rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

**£210,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DLY105991 - 0005

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