



3 Cedar Road, Dudley
DY1 4HP

Taylors

Offers in the Region of
£209,950

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

A WONDERFULLY PRESENTED semi detached property, located in popular area of Dudley, within walking distance of local shops schools & other amenities. This DECEPTIVELY SPACIOUS family home is gas centrally heated & UPVC double glazed while benefiting from; hallway, ATTRACTIVE LOUNGE, STUNNING OPEN-PLAN KITCHEN-DINER opening up to conservatory, first floor landing with TWO DOUBLE BEDROOMS (with en-suite shower room to main) impressive family bathroom, useable loft space (with mains power, lighting, roof lights, currently used as a double bedroom), enclosed rear garden & driveway to fore.

EPC - D. Council Tax - A. Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/ www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Greater than 3.3% chance per annum.

SEDGLEY BRANCH

Hallway

Utility Room - 2.41m x 2.41m (7'11" x 7'11")

Lounge - 3.76m x 2.46m (12'4" x 8'1")

Open plan kitchen diner - 5.64m x 4.47m (18'6" x 14'8")

Conservatory - 4.22m x 3.68m (13'10" x 12'1")

first floor landing

bedroom - 3.23m x 3.05m (10'7" x 10'0")

en suite - 2.01m x 1.22m (6'7" x 4'0")

Bedroom - 3.61m x 2.67m (11'10" x 8'9")

Bathroom - 2.57m x 2.18m (8'5" x 7'2")

Loft - 4.7m x 2.87m (15'5" x 9'5")





Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached House

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- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- GAS CENTRALLEY HEATED AND DOUBLE GLAZED
- USEABLE LOFT SPACE WITH MAINS POWER, LIGHTING AND ROOF LIGHTS (CURRENTLY USED AS A BEDROOM)
- WALKING DISTANCE OF LOCAL SHOPS AND AMENITIES
- DRIVEWAY TO FORE
- STUNNING OPEN PLAN KITCHEN-DINER

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MISREPRESENTATION ACT 1967

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