

Accommodation

Ground Floor

Cloakroom/wc

Fitted with a suite comprising a wall mounted wash hand basin and low level wc, central heated radiator, upvc double glazed window.

Lounge (Front) 14' 3" x 12' 9" (4.34m x 3.88m) (Max)

Upvc double glazed window, central heated radiator, TV Point, stairs to the first floor.

Dining Kitchen (Rear) 16' 9" x 14' 0" (5.10m x 4.26m)

An open plan space with a well fitted kitchen area fitted with wall, floor and drawer units incorporating a built in gas hob with stainless steel and glass extractor hood, built in microwave and electric oven, integrated fridge, freezer and dishwasher, plumbed for automatic washing machine, one and half inset sink unit, wood effect laminate flooring, central heated radiator, double glazed french doors opening on to the rear garden.

First Floor

Stairs up to the first floor landing. Two built in cupboards, Study/Office area with central heated radiator and upvc double glazed window.

Bedroom 2 (Rear) 12' 0" x 10' 10" (3.65m x 3.30m)

Three double built in wardrobes, central heated radiator, upvc double glazed window.

Bedroom 3 (Front) 12' 2" x 7' 4" (3.71m x 2.23m)

Central heated radiator, upvc double glazed window.

Bathroom/wc

Fitted with a three piece suite of a panelled bath with shower over and glazed screen, low level wc and wall mounted wash hand basin, chrome heated towel rail, ceramic tiling around the suite, tiled floor, recessed downlighters to the ceiling, upvc double glazed window.

Second Floor

Bedroom 1 (Rear) 13' 10" x 12' 9" (4.21m x 3.88m)

Central heated radiator, TV point, upvc double glazed dormer window, upvc double glazed window to the side, walk in wardrobe space leading to: En-Suite shower room/wc fitted with a suite comprising a walk in double shower enclosure with rainfall shower, wall mounted wash hand basin and low level wc, tiled floor, chrome heated towel rail, double glazed roof light, recessed downlighters to the ceiling.

External

Small garden area and shared footpath to the front. Low maintenance garden to the rear, with paved patio, artificial lawn, bin store and allocated car parking space beyond.

Tenure

Freehold

EPC

C

Council Tax Band

C

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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End Terraced Town House

Accommodation Over Three Floors

Three Bedrooms

Splendid Kitchen/Diner

Well Proportioned Throughout

No Upper Chain



Available with no upper chain. This well appointed end terraced town house is situated in a small development in the heart of Dudley being close to local shopping facilities, public transport and road links to nearby centres. The accommodation is laid out over three floors and briefly comprises an entrance hall, cloakroom/wc, lounge to the front, splendid open plan kitchen and living area, two first floor bedrooms, study/office area and family bathroom/wc and a second floor double bedroom suite with a large en suite shower room/wc. Externally the property has a small garden area to the front, a low maintenance garden to the rear with an allocated parking space beyond.

