

for sale

£175,000



Watsons Green Fields Dudley DY2 7LW

**\*\*A WELL PRESENTED END OF TERRACE SET IN A CUL DE SAC LOCATION PERFECT FOR FIRST TIME BUYERS\*\*** Briefly comprising lounge, kitchen, two double bedrooms, bathroom, rear garden, side garden and allocated parking.

# Watsons Green Fields Dudley DY2 7LW

## Entrance Hall

Double glazed door to the front elevation.

## Lounge

15' 2" x 12' ( 4.62m x 3.66m )

Door to front, double glazed window to the front, central heating radiator, stairs to first floor.

## Kitchen

12' 8" x 8' 8" ( 3.86m x 2.64m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating boiler, glazed window to the rear, double glazed door to the rear leading to garden.



## First Floor

### Landing

Double glazed window to the side, loft access.

### Bedroom One

12' 3" x 12' 3" ( 3.73m x 3.73m )

Double glazed window to the front, storage cupboard, central heating radiator.

### Bedroom Two

12' 2" x 6' 9" ( 3.71m x 2.06m )

Double glazed window to the rear, central heating radiator.

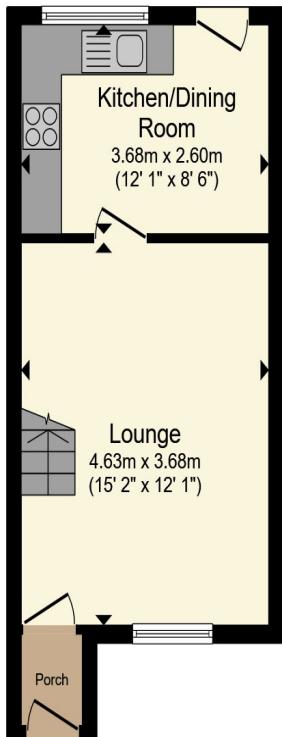
### Bathroom

Comprising bath with main shower over, wash hand basin, low level w.c., tiling, heated towel rail, extractor fan.

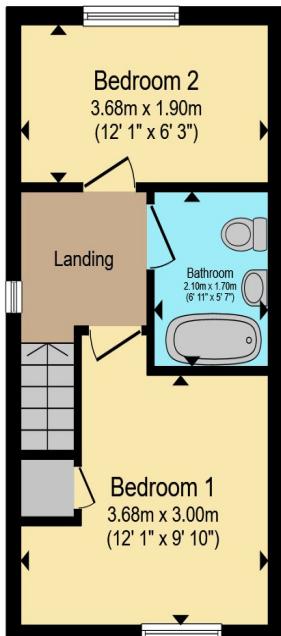
### Outside

To the front of the property step approach to front door, lawned area with shrubs & borders. Landscaped rear garden having step approach to patio area, further mature rear garden to side.





**Ground Floor**



**First Floor**

Total floor area 54.1 m<sup>2</sup> (582 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref: DUD314338 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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