

for sale

£170,000



## Boundary Hill Dudley DY3 2HG

**\*\*THREE BEDROOM END OF TERRACE WITH POTENTIAL BENEFITING FROM NO UPWARD CHAIN SET IN A POPULAR RESIDENTIAL AREA OF LOWER GORNAL\*\*** Briefly comprising lounge, kitchen, utility, wc, three bedrooms, front and rear gardens.

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## Entrance Hall

Double glazed door to front elevation, stairs to first floor, central heating radiator.

## Lounge

14' 11" x 12' 1" ( 4.55m x 3.68m )

Double glazed window to front elevation, central heating radiator

## Kitchen

12' 11" x 7' 11" ( 3.94m x 2.41m )

A fitted kitchen to include wall and base units with work surfaces over stainless steel sink unit, gas cooker point, space for domestic appliances, double glazed window to rear elevation, central heating radiator.

## Utility

8' 2" x 4' 7" ( 2.49m x 1.40m )

plumbing for washing machine, double glazed window to rear elevation, wall mounted central heating boiler.

## Lobby

door to side elevation, storage cupboard.

## Cloakroom

low level WC, window to side elevation.



## First Floor

### Landing

Double glazed window to side elevation, loft access.

### Bedroom One

12' 3" x 8' 3" ( 3.73m x 2.51m )

Double glazed window to rear elevation, central heating radiator.

### Bedroom Two

11' 11" x 8' 9" ( 3.63m x 2.67m )

Double glazed window to front elevation, central heating radiator

### Bedroom Three

9' 3" x 8' 1" ( 2.82m x 2.46m )

Double glazed window to front elevation, central heating radiator.

### Shower Room

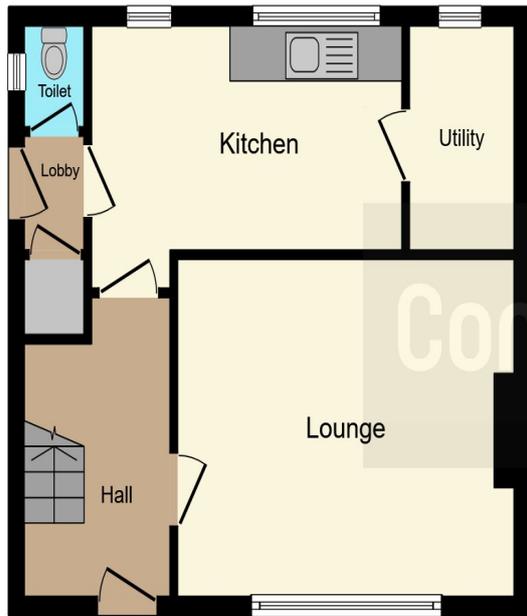
Wet room with mains shower, low level WC, wash hand basin, central heating radiator, tiling, double glazed window to rear elevation.

## Outside

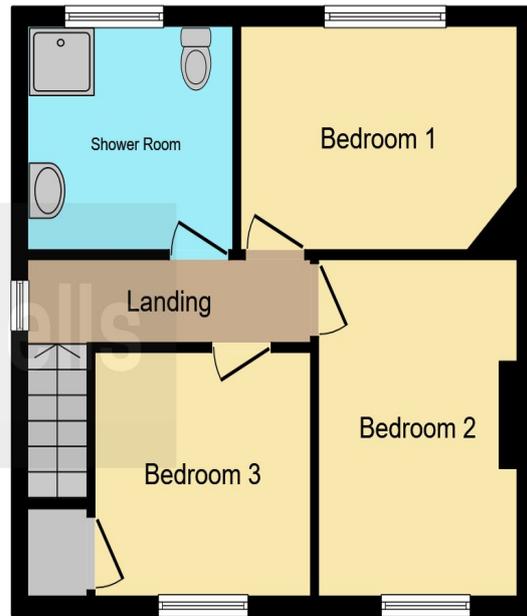
Step approach to front door, foregarden, side access.

Rear garden and storage shed.





**Ground Floor**



**First Floor**

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4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD314121 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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