



**Bennett Avenue, Dudley DY1 4NX**

**welcome to**

**Bennett Avenue, Dudley**

**\*\* SPACIOUS REFURBISHED THREE BEDROOM EXTENDED FAMILY HOME \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\* RECENTLY FITTED KITCHEN \*\* UTILITY \*\* CLOAKROOM/W.C \*\* RECENTLY FAMILY BATHROOM \*\* WELL-MAINTAINED SECURE REAR GARDEN \*\* DRIVEWAY \*\* NO ONWARD CHAIN \*\***





**Ground Floor**

**First Floor**

**Agents Note**

Please be advised that there could have been historical mining operations in proximity to this property. We advise you to seek legal representation on this matter prior to making an offer.

**Entrance Hall**

**Lounge**

14' 3" x 12' 4" ( 4.34m x 3.76m )

**Dining Room**

12' 4" x 11' 7" ( 3.76m x 3.53m )

**Conservatory**

**Fitted Kitchen**

12' 2" x 7' 6" ( 3.71m x 2.29m )

**Utility Room**

7' 9" x 5' 8" ( 2.36m x 1.73m )

**Landing**

**Bedroom One**

11' 9" x 10' 4" ( 3.58m x 3.15m )

**Bedroom Two**

11' 7" x 10' 2" ( 3.53m x 3.10m )

**Bedroom Three**

8' 5" x 8' 2" ( 2.57m x 2.49m )

**Bathroom**

7' 8" x 5' 9" ( 2.34m x 1.75m )

**Rear Garden**

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)

welcome to

## Bennett Avenue, Dudley

- Recently refurbished & extended three bedroom semi-detached family home
- Two reception rooms
- Conservatory
- Recently fitted kitchen with utility
- Downstairs cloakroom/w,c and a recently fitted upstairs family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£275,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/DLY105780](https://shipways.co.uk/Property/DLY105780)



Property Ref:  
DLY105780 - 0008

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