

for sale

£240,000



Westfield Road Dudley DY2 8LE

****A TRADITIONAL SEMI DETACHED HOME SET IN A POPULAR RESIDENTIAL AREA OF DUDLEY BENEFITING FROM NO UPWARD CHAIN**** Briefly comprising through lounge/ dining area, kitchen, utility, WC, three bedrooms, bathroom, garage, off road parking and rear garden.

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Front Porch

Doors to front elevation.

Entrance Hall

Door to front elevation, windows to front elevation, central heating radiator, stairs to first floor accommodation, understairs storage cupboard.

Lounge/ Dining Room

24' 3" into bay x 11' 1" (7.39m into bay x 3.38m)

Double glazed bay window to front elevation, double glazed patio doors to rear elevation, two central heating radiators, gas fire with feature surround.

Kitchen

12' 10" x 5' 11" (3.91m x 1.80m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric cooker point, breakfast bar, central heating radiator, double glazed window to rear elevation.

Utility

16' 2" x 6' 7" (4.93m x 2.01m)

Double glazed door to side elevation, plumbing for washing machine, space for domestic appliances, store to rear

Toilet

low level WC

Garage

15' 8" x 6' 7" (4.78m x 2.01m)

Door to front, wall mounted boiler.



First Floor

Landing

Double glazed window to side elevation

Bedroom One

13' 5" into bay x 10' 10" (4.09m into bay x 3.30m)

Double glazed bay window to front elevation, central heating radiator

Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

6' 11" x 6' (2.11m x 1.83m)

Double glazed window to front elevation, Central heating radiator

Bathroom

Suite to comprise bath, low level WC, wash hand basin, shower enclosure with electric shower. radiator, loft access, double glazed window to rear elevation and tiling.

Outside

To the front tarmac driveway giving off road parking with lawn foregarden

Landscaped rear garden having paved patio area, step approach to further lawn area with various shrubs and borders.





Total floor area 101.1 m² (1,088 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



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Property Ref: DUD314577 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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