

31, Limes Road, Dudley,

DY1 4AG

Taylors

Offers in the Region of

£224,950

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Characterful Family Home in a Popular Dudley Cul-de-Sac. Ideally situated in a sought-after Dudley cul-de-sac, this deceptively spacious family home offers convenient access to Dudley Town Centre, local schools, and a range of amenities—all within walking distance. Boasting plenty of character and charm, this well-presented property features:

Welcoming entrance hall leading into a bright and inviting space
Spacious lounge, perfect for relaxing or entertaining
Attractive kitchen-diner, designed for modern family living
Ground floor bathroom for added convenience
First-floor landing, leading to three generously sized bedrooms
Separate W/C on the first floor
Well-established and meticulously maintained rear garden, offering a peaceful outdoor retreat
Good-sized driveway, providing ample parking at the front
Benefiting from gas central heating and UPVC double glazing, this fantastic home is ideal for buyers looking for space, comfort, and a well-connected location.

Internal Rooms -

Hallway

Lounge - 4.55m x 2.54m max (14'11" x 12' max)

Kitchen -Diner - 5.61m x 3.66 m max (18'5" x 8'4"max)

Ground floor Bathroom - 1.93m x 1.93m (6'4" x 6'4")

First Floor Landing

Bedroom - 3.58m x 3.53m max (11'9" x 11'7" max)

Bedroom - 3.71m x 3.07m max (12'2" x 10'1" max)

Bedroom - 2.51m x 2.13m (8'3" x 7'0")

Separate W/C - 1.96m max x 1.63m (6'5" max x 5'4")

EPC - TBA. Council Tax - A. Tenure – Freehold.
Construction: Brick with a pitched interlocking tile roof. All mains services are connected.
Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/
www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.
Flood Risk - Less than 0.1% chance per annum.
SEDGLEY BRANCH

Taylors





Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached House

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