

for sale

£240,000



## Rosalind Avenue Dudley DY1 4JW

This delightful three-bedroom semi-detached family home has just entered the market, making it an ideal choice for families and first-time buyers alike.

# Rosalind Avenue Dudley DY1 4JW

## Entrance Hallway

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

## Pantry

Glazed window to the side.

## Lounge

12' 7" x 13' 10" (into bay) ( 3.84m x 4.22m (into bay) )

Double glazed bay window, gas fire with feature surround, central heating radiator, t.v. point.

## Dining Room

10' 11" x 11' 6" ( 3.33m x 3.51m )

Double glazed window & door to the rear, central heating radiator.

## Kitchen

11' 2" x 7' ( 3.40m x 2.13m )

A fitted kitchen to comprise a range of wall and base units with work surfaces over, one and a half bowl stainless steel sink & drainer unit, gas cooker point, space for domestic appliances, tiling to splashback, double glazed window to the side, double glazed door.



## First Floor

### Landing

Loft access, double glazed window to the side, doors to

### Bedroom One

14' 6" (into bay) x 9' 6" (to wardrobe door) ( 4.42m (into bay) x 2.90m (to wardrobe door) )

Double glazed bay window to the front, fitted wardrobes.

### Bedroom Two

11' 6" x 10' 9" ( 3.51m x 3.28m )

Double glazed window to the rear, fitted wardrobes, built-in wardrobe, radiator.

### Bedroom Three

7' 4" x 8' ( 2.24m x 2.44m )

Double glazed window to the front, fitted wardrobes, radiator.

## Bathroom

Suite to comprise paneled bath with shower over, wash hand basin, low level w.c., tiling, down lights, cupboard housing central heating boiler, double glazed window to the rear.

## Outside

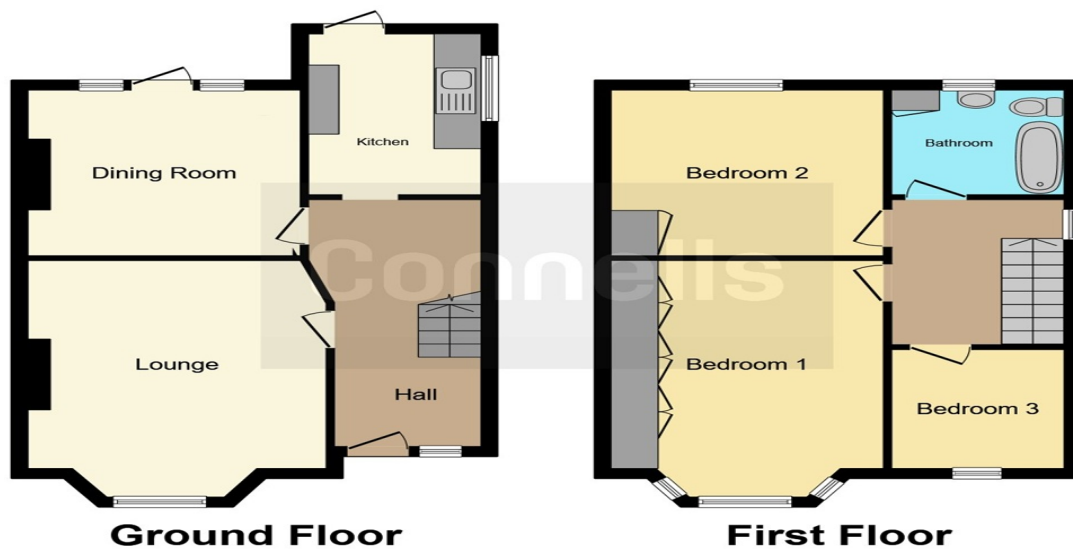
To the front of the property driveway giving off road parking, access to garage. Well maintained rear garden having paved patio, lawn with borders, various plants & shrubs.

## Garage

17' 5" x 9' 1" ( 5.31m x 2.77m )

Electric roller shutter door, power & lighting, door to the side elevation.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: DUD314625 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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