

for sale

offers in the region of **£175,000**



Junction Street Dudley DY2 8XT

This charming mid-terrace home offers surprisingly spacious living, featuring no upward chain, two reception rooms, and an extended kitchen. Bedroom two has been cleverly partitioned to create a third bedroom, while the loft conversion adds even more usable space.

Junction Street Dudley DY2 8XT

Lounge

12' 1" (max) x 12' (3.68m (max) x 3.66m)

Double glazed entrance door to the front elevation, double glazed window to the front, central heating radiator.

Inner Lobby

Stairs to first floor accommodation.

Dining Room

12' 3" x 12' 1" (max) (3.73m x 3.68m (max))

Double glazed window to the rear, built-in storage cupboard, central heating radiator.

Kitchen (Extended)

14' 1" x 11' (4.29m x 3.35m)

A fitted kitchen comprising range of wall and base units with work surfaces over, stainless steel sink & drainer unit, electric oven & gas hob, extractor, plumbing for washing machine, space for domestic appliances, two central heating radiators, double glazed window to the side, double glazed door to the side elevation.

Downstairs Bathroom

Paneled bath with mixer tap & shower attachment, wash hand basin, low level w.c., chrome heated towel rail, laminate flooring, double glazed window to the side elevation.



First Floor

Landing

Doors to

Bedroom One

12' 1" x 12' (3.68m x 3.66m)

Double glazed window to the rear, wall mounted central heating boiler, central heating radiator.

Bedroom Two

12' 2" x 7' 10" (3.71m x 2.39m)

Double glazed window to the front, radiator, door to bedroom three (Bedroom Two been partitioned to make a third bedroom)

Bedroom Three

12' 1" (max) x 7' 9" (max) (3.68m (max) x 2.36m (max))

Double glazed window to the front, radiator.

Inner Lobby

Having stairs to loft room & w.c.

W.C.

Low level w.c., wash hand basin.

Loft Room

16' 8" (max) x 15' 11" (max) (5.08m (max) x 4.85m (max))

Two double glazed sky lights, two radiators, lighting, built-in storage into the eaves, heating system. Please Note - Restricted head height to this room.

Outside

To the rear of the property yard with gate to the rear giving right of way side access, gate giving side entrance, gate leading to fields which the yard overlooks.

Solar system with 12 panels includes battery, capacity to store energy during day time & run at nights, inverter to convert dc into ac & other distribution & monitoring equipment.

Agents Note

Private Right of Way

There is a easement on the title, please enquire with the branch.

We have been unable to verify if Building Regulations Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance for your conveyancer.





Total floor area 104.7 m² (1,127 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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4 & 5 Stone Street
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Property Ref: DUD314749 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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