

for sale

£229,000



## Edmund Road Dudley DY3 1UF

**\*\*SEMI DETACHED HOME SET IN THE MUCH SOUGHT AFTER UPPER GORNAL AREA BENEFITING FROM BEING RENOVATED THROUGHOUT TO A HIGH SPECIFICATION AND NO UPWARD CHAIN\*\*** Briefly comprising lounge, fitted kitchen, WC, utility space, three bedrooms, shower room, off road parking & rear garden.



# Edmund Road Dudley DY3 1UF

## Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation.

## Lounge

15' x 11' 8" ( 4.57m x 3.56m )

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

## Kitchen

13' 5" x 7' 9" ( 4.09m x 2.36m )

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric cooker point with extractor hood over, space for domestic appliances, central heating radiator, wall mounted central heating boiler, double glazed windows to the rear.

## Storage Pantry

Double glazed window to the side, plumbing for washing machine.

## Wc

low level WC, wash hand basin in vanity unit, central heating radiator, double glazed window to rear elevation.



## First Floor

### Landing

Loft access, double glazed window to the side.

### Bedroom One

10' 9" x 8' 6" ( 3.28m x 2.59m )

Two double glazed windows to the front, central heating radiator.

### Bedroom Two

10' 9" x 9' 4" ( 3.28m x 2.84m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

8' 5" x 7' 6" ( 2.57m x 2.29m )

Double glazed window to the rear, central heating radiator.

### Refitted Shower Room

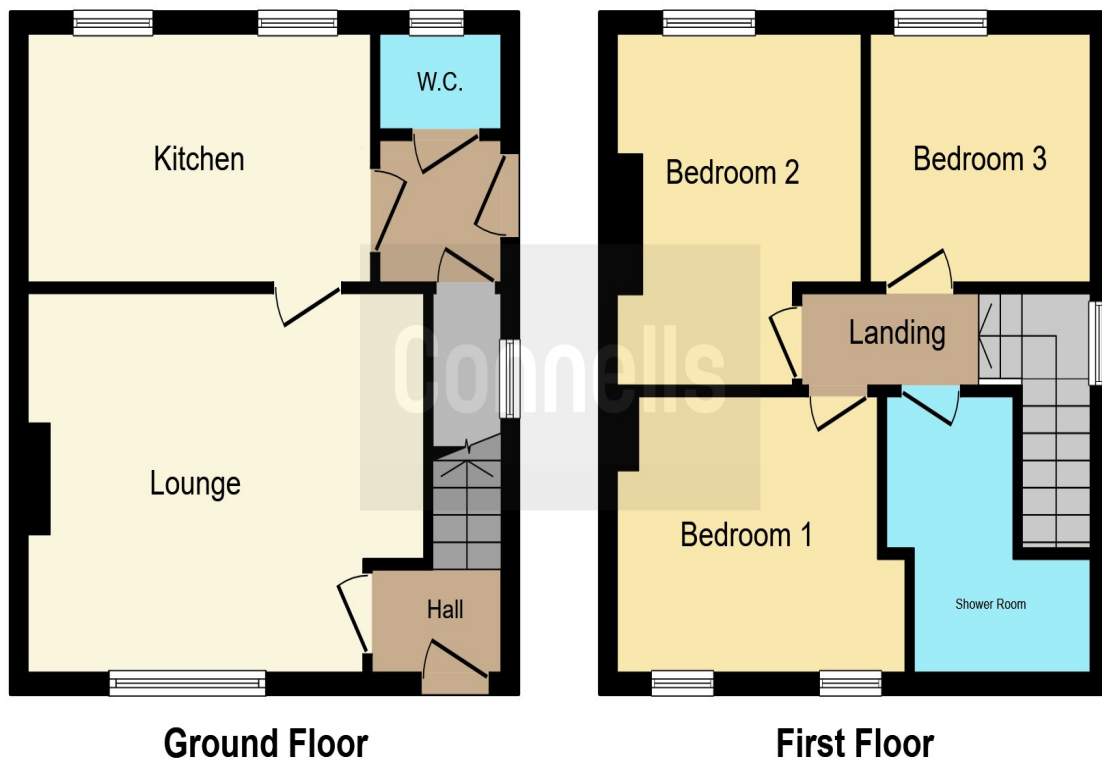
Comprising shower enclosure with main shower over, wash hand basin in vanity unit, low level w.c., heated towel rail, tiling, extractor fan.

## Outside

To the front of the property block paved driveway giving off road parking.

Rear garden having paved patio with step down to further lawned area.





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)

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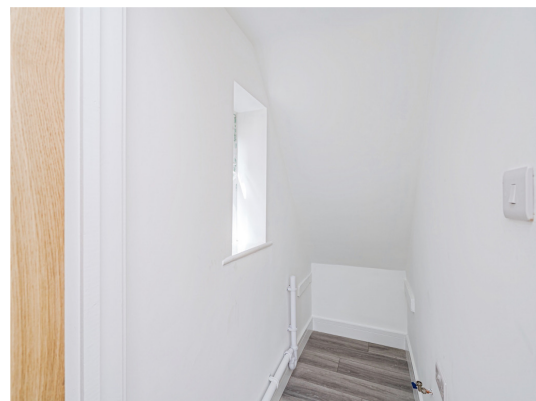
4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD313812 - 0010

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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