

89 Lynbrook Close, Dudley, DY2 9HE

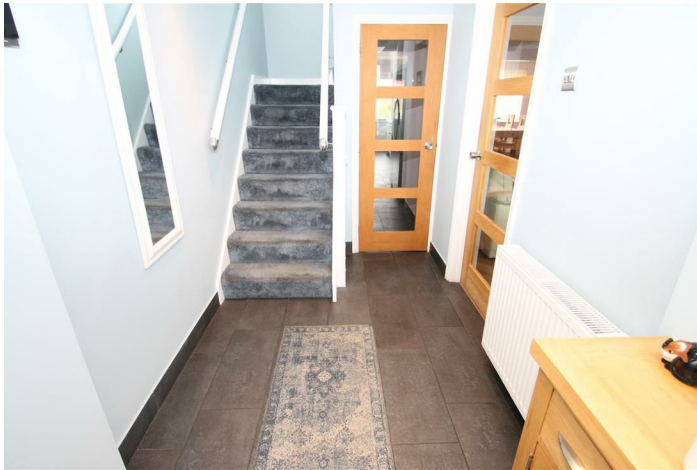


TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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89 Lynbrook Close, Dudley



Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

A superbly presented, extended three bedroom semi-detached property in this most popular of cul-de-sac locations; fantastic for schools, transport links and all local amenities. The property briefly comprises: long entrance hall, spacious open plan lounge/diner, refitted dual aspect kitchen, three generously sized bedrooms and modern shower room to first floor. The property further benefits from: garage, gas central heating, double glazing, attractive private rear garden and driveway. **VIEWING HIGHLY RECOMMENDED. EPC: D**

Offers Over £300,000 - Freehold

Hicks Hadley



Entrance Hall

With central heating radiator, storage cupboard, stairs to first floor, spotlights, obscured double glazed window to front elevation, obscured double glazed front door and doors into:

Spacious Open Plan Lounge/Diner 25'9" x 12'1" (max) (7.860 x 3.696 (max))

With two central heating radiators, double glazed windows to front and rear elevation and door into:

Refitted Dual Aspect Kitchen 16'3" x 8'11" (4.972 x 2.74)

Having matching wall and base units with worktops over, integrated Zanussi oven, Baumatic gas hob, integrated dishwasher, plumbing for automatic washing machine, space for fridge freezer, spotlights, vertical modern central heating radiator, splash back tiling, obscured double glazed window to side elevation, double glazed window to rear elevation and double glazed door into garden.

Landing

With loft hatch, obscured double glazed window to side elevation and doors into:

Bedroom One 12'0" x 10'7" (max) (3.66m x 3.23m (max))

With central heating radiator and double glazed window to front elevation.

Bedroom Two 9'10" x 9'1" (3.008 x 2.788)

With central heating radiator and double glazed window to rear elevation.

Bedroom Three 7'2" x 6'2" (2.195 x 1.885)

With central heating radiator and double glazed window to front elevation.

Refitted Shower Room 8'1" x 5'10" (2.469 x 1.781)

With walk in shower cubicle, low flush wc, pedestal wash hand basin, low flush wc, central heating radiator, splash back tiling and obscured double glazed window to rear elevation.

Outside

Front: Having lawn with adjacent block paved driveway leading to front door and garage entrance.

Rear: With paved patio area leading to decked patio, lawn and attractive border shrubbery.



Garage

Having up and over door, wall mounted Worcester Bosch boiler and door into garden.

Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: D

COUNCIL TAX BAND: C

All main services are connected (GAS/ELECTRIC/WATER).

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

