

for sale

£220,000



## Orchard Road Dudley DY2 0DN

**\*\* A SEMI DETACHED HOME BENEFITING NO UPWARD CHAIN\*\* SET IN A VERY POPULAR AREA OF NETHERTON\*\* Briefly comprising lounge, kitchen /diner, three bedrooms and upstairs wet room.**

# Orchard Road Dudley DY2 0DN

## Entrance Hall

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

## Lounge

17' 9" x 12' ( 5.41m x 3.66m )

Double glazed windows to the front & rear elevations, two central heating radiators.

## Kitchen

17' 9" x 10' 9" ( 5.41m x 3.28m )

A fitted kitchen area to include wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob, plumbing for washing machine, plumbing for dishwasher, space for domestic appliances, double glazed window to the rear, double glazed door to the side.

Dining area with double glazed window to the front.

## Entry

Doors to the front & downstairs w.c.



## First Floor

### Landing

Loft access, double glazed window to the rear.

### Bedroom One

12' x 9' 3" ( 3.66m x 2.82m )

Double glazed window to the front elevation, built-in wardrobes, central heating radiator.

### Bedroom Two

12' x 11' 3" ( 3.66m x 3.43m )

Double glazed window to the front elevation, built-in wardrobes, central heating radiator.

### Bedroom Three

8' x 8' 2" ( 2.44m x 2.49m )

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

### Wet Room

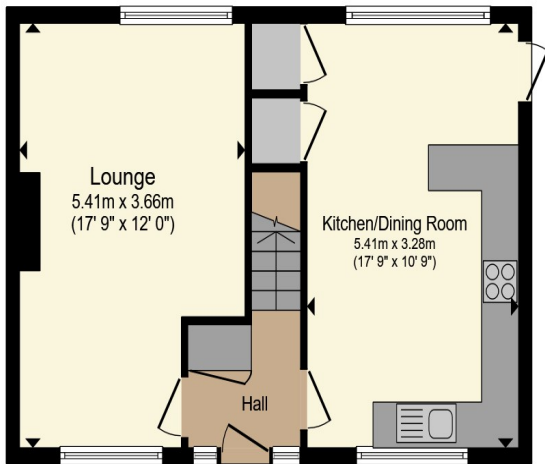
Walk-in electric shower, low level w.c., wash hand basin, tiling, double glazed window to the rear.

## Outside

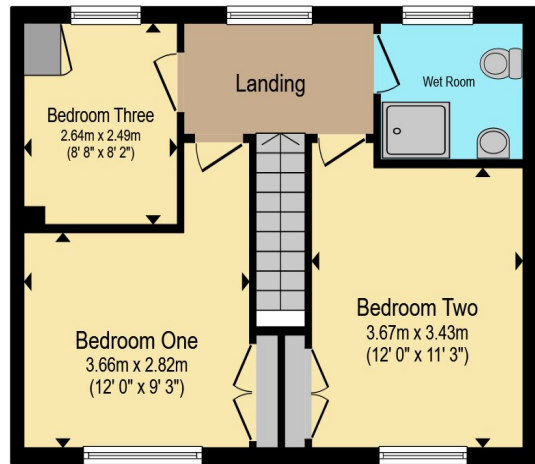
To the front of the property block paved approach to frontage, lawned area.

Rear garden having patio area, various shrubs, brick built store.





**Ground Floor**



**First Floor**

Total floor area 90.0 m<sup>2</sup> (968 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  
 DUDLEY DY1 1NS

Property Ref: DUD314588 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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