



**31, Marlborough Road, Woodsetton,
Dudley, DY3 1BH**

Taylors

**Offers in the Region of
£189,950**

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

Impressive Terraced Home in Sought-After Woodsetton Location!

Ideally situated in the popular Woodsetton neighbourhood, this three bedroom terraced home is perfect for first-time buyers and families alike for sale with no upward chain! Conveniently close to a range of local amenities, excellent transport links, and well-regarded schools, this property offers both comfort and practicality.

Benefitting from gas central heating and double glazing throughout, the accommodation briefly comprises:

Entrance hall
Spacious open-plan lounge/diner
Kitchen
Rear hall with access to a guest WC
First floor landing
Three well-proportioned bedrooms
Family bathroom

Externally, the property boasts an enclosed rear garden with parking, along with attractive front gardens.

This home ticks all the boxes for location, space, and value – an early viewing is highly recommended!

Council Tax - B EPC - TBA Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected. Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

Flood Risk - Less than 0.1% chance per annum.

SEDGLEY BRANCH

Entrance Hall

Lounge Diner - 4.75m x 4.44m (15'7" x 14'7")

Kitchen - 3.66m x 3.48m (12'0" x 11'5") with understairs storage.

Rear Hall

Guest WC - 1.7m x 0.86m (5'7" x 2'10")

First Floor Landing with airing cupboard.

Bedroom - 3.38m x 2.74m (11'1" x 9'0") with built in wardrobes.

Bedroom - 3.76m max x 2.26m (12'4" max x 7'5")

Bedroom - 2.9m x 2.13m max (9'6" x 7'0" max) with built

Family Bathroom - 2.49m x 1.78m max (8'2" x 5'10" max)

Enclosed Rear Garden with parking area.

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Council Tax Band: B

Property Type: Terraced House

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- TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS
- POPULAR WOODSETTON NEIGHBOURHOOD
- NO UPWARD CHAIN
- THREE BEDROOMS
- PARKING TO REAR
- MATURE GARDENS TO FORE
- CLOSE TO LOCAL AMENITIES & WELL REGARDED SCHOOLS

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