

for sale

£250,000



## Ash Grove Dudley DY3 2QD

This modern semi-detached residence, located in the heart of Lower Gornal, is an ideal choice for first-time buyers, featuring well maintained living areas.

# Ash Grove Dudley DY3 2QD

## Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations

## Entrance Hall

Door to front elevation, stairs to first floor, built in storage cupboard, central heating radiator.

## Kitchen

13' 8" x 9' 9" ( 4.17m x 2.97m )

A fitted Kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric oven, gas hob and extractor hood over, plumbing for washing machine, space for domestic appliances, double glazed window to front elevation.

## Cloakroom

low level WC, wash hand basin, central heating radiator, double glazed window to side elevation, tiling.

## First Floor

## Landing

Double glazed window to side elevation, loft access.

## Bedroom One

16' 10" x 10' 4" ( 5.13m x 3.15m )

Double glazed windows to front elevation, central heating radiator, fitted wardrobes, storage cupboard housing boiler.

## Bedroom Two

12' 5" x 9' 10" ( 3.78m x 3.00m )

Double glazed window to rear elevation, central heating radiator.

## Bedroom Three

13' 11" x 6' 7" ( 4.24m x 2.01m )

Double glazed window to rear elevation, central heating radiator.

## Bathroom

7' 11" x 6' 3" ( 2.41m x 1.91m )

Suite to comprise bath, low level WC, wash hand basin in vanity storage unit, tiling, heated towel rail

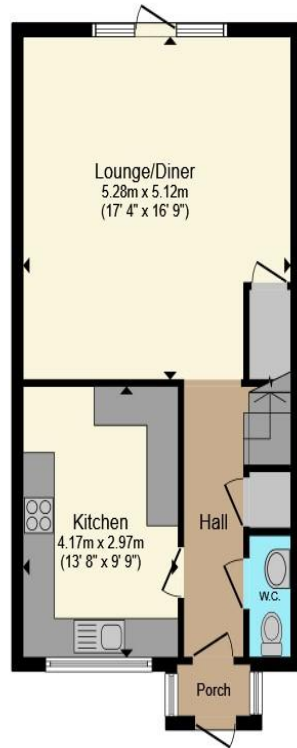
## Outside

To the front tarmac driveway giving off road parking, side access to rear garden

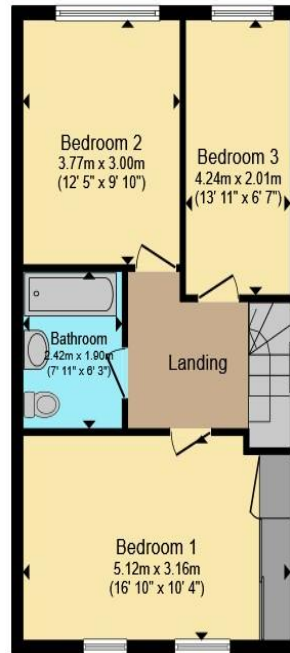
Rear garden having patio area, lawn area, various shrubs and borders, decking patio area with shed/ studio.







**Ground Floor**



**First Floor**

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](http://www.propertybox.io)

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Property Ref: DUD314947 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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