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for sale

£210,000

Golden Hillock Road Dudley DY2 0AG

A WELL MAINTAINED SEMI DETACHED HOME SET IN THE HEART OF NETHERTON IDEAL FOR FAMILIES AND FIRST TIME BUYERS Briefly comprising lounge. kitchen, utility, WC, three bedrooms, bathroom, off road paring , front and rear gardens.

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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Entrance Hall

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

Lounge / Dining Room

16' 5" x 13' 9" (5.00m x 4.19m)

Double glazed windows to the front & side elevations, gas fire with feature surround, central heating radiator.

Kitchen

16' 4" x 9' 5" (4.98m x 2.87m)

A fitted kitchen to include base units with work surfaces over, tiling, stainless steel sink & drainer unit with mixer tap over, gas cooker point, plumbing for washing machine, understairs storage cupboard, double glazed window to the rear.

Utility Room

7' 10" x 5' 7" (2.39m x 1.70m)

Double glazed window to the front, double glazed door to the side leading to garden, wall mounted central heating boiler, power.

Cloakroom

Low level w.c., wash hand basin, tiling, double glazed window to the front.

First Floor

Landing

Double glazed window to the front, built-in storage cupboard.

Bedroom One

13' 9" x 9' 10" (4.19m x 3.00m)

Double glazed window to the side & rear elevations.

Bedroom Two

11' 3" x 6' 6" (3.43m x 1.98m)

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

Bedroom Three

13' x 8' 10" (3.96m x 2.69m)

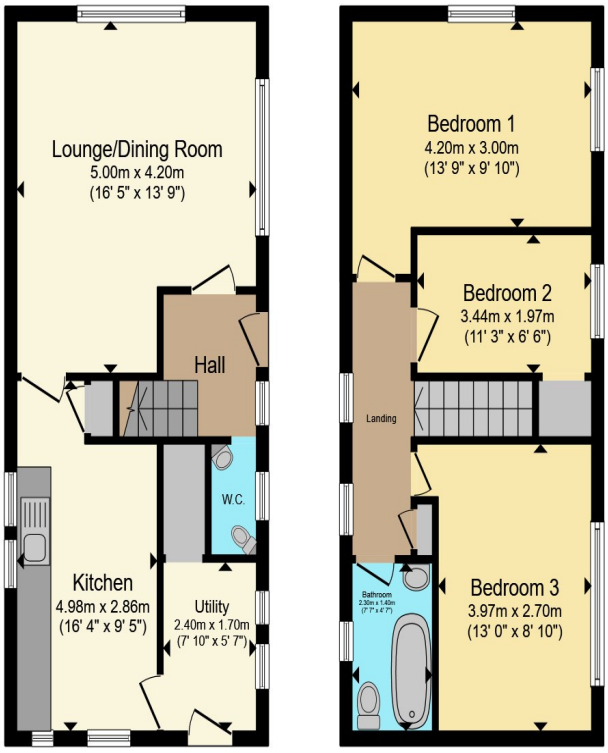
Double glazed window to the rear, central heating radiator, loft access.

Bathroom

Comprising bath with main shower over, wash hand basin, low level w.c., tiling, double glazed window to the rear.

Outside

To the front of the property driveway giving off road parking, tiered grass area, side access to rear garden. Rear garden having slabbed paved patio area, gravel detail & lawn area.



Ground Floor **First Floor**

Total floor area 85.0 m² (915 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

To view this property please contact Connells on

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Property Ref: DUD314496 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

view this property online connells.co.uk/Property/DUD314496

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