Rees Page



125 Priory Road, Dudley, DY1 4EH

Ideally situated for Dudley's local amenities, and the wider commute.

This traditional, well presented, three-bedroom semi-detached home should be of interest to first time buyers, Buy to Let investor landlords, and more.

Situated ‘off street’ from Priory Road, the property is offered with no upwards chain, and benefits further from double-glazing, radiator central heating, a modern kitchen and bathroom, downstairs WC and gardens. Parking is available via on-street communal bays to the front.

With offers invited for consideration, viewing is highly recommended.

Offers Around

£190,000

Rees Page Solicitors & Estate Agents
8-12 Waterloo Road Wolverhampton

01902 577775
property@reespage.com









Entrance
Is made under a canopy with wall lights to side and composite door opening into

Reception Hall
With ceiling light, smoke alarm, understairs cupboard, meter cupboard, radiator and doors into

Lounge
14' 6" x 11' 1" max (4.42m x 3.38m)
Having a double-glazed front bay window, ceiling light, smoke alarm, cable and telephone points, chimney recess and a radiator.

Kitchen Diner
17' 3" max / 9' 9" min (5.26m / 2.97m) x 10' 5" max / 6' 9" min (3.17m / 2.06m)
Having a range of fitted wall and base units with roll edge work surfaces, inset sink and drainer, integrated halogen hob and electric oven, plus extractor canopy, plumbing for a washing machine, ceiling lights, smoke alarm, radiator, double-glazed side window and folding rear doors.

WC
With wall light, extractor fan, hand wash basin and WC.

Stairs rise from the hallway to a first floor

Landing
With a double-glazed side window, ceiling light, loft access hatch, and doors off.

The **loft space** has a partially raised floor, ceiling light, central heating boiler and wooden fold down ladder.

Bedroom One
12' 8" x 11' 1" max (3.86m x 3.38m)
Having a double-glazed front window, ceiling light and a radiator.

Bedroom Two
11' 1" max x 10' 7" (3.38m x 3.23m)
Have a double-glazed rear window, ceiling light, smoke alarm, and a radiator.



Bedroom Three
8' 9" x 6' 1" (2.67m x 1.85m)
Having a double-glazed front window, ceiling light, and a radiator.

Bathroom
6' 9" x 6' 1" (2.06m x 1.85m)
Having a panel bath with glazed screen and shower over, wash basin with cupboard below, WC, tiled splashbacks, chromed towel radiator, extractor fan, ceiling light, and a double-glazed rear window.



OUTSIDE
To the rear is a garden with patio and gated side access, plus wall light, exterior power sockets and a cold water tap.
To the fore is a fenced, slabbed front garden area with side access.
Approach and entrance is made via a walkway, and parking is on street in communal bay areas.



Location
With a range of local amenities at hand, including shops, schools, supermarkets and parks, plus easy commute to Dudley centre and surrounding areas.
The property is situated on Priory Road.
For SATNAV and MAPS please use the postcode DY1 4EH.

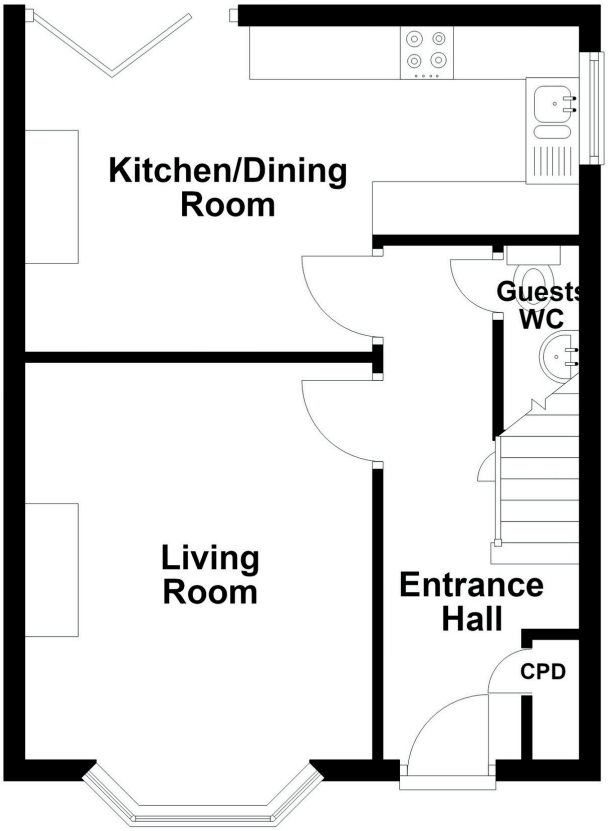
NB
The property is offered with no upwards chain.
Fixtures are included and will be left in situ as seen.
Offers are invited for consideration.



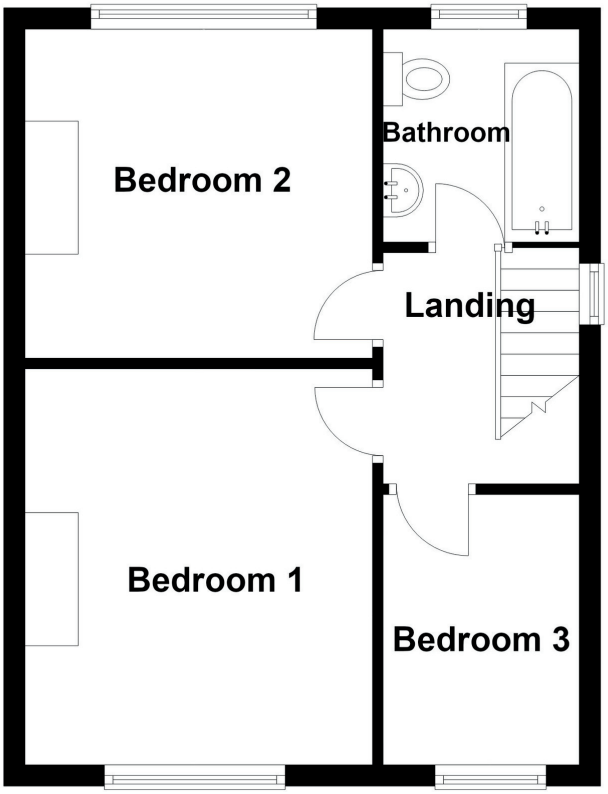
Council Tax: Dudley Band A
Title: Freehold
Energy Performance Rating: D

Total Floor Area = 72 square metres

Ground Floor



First Floor



125 Priory Road, Dudley

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



ADAM WHITEHOUSE
8-12 Waterloo Road
Wolverhampton
WV1 4BL
T: 01902 577777

Email: sales@reespage.co.uk