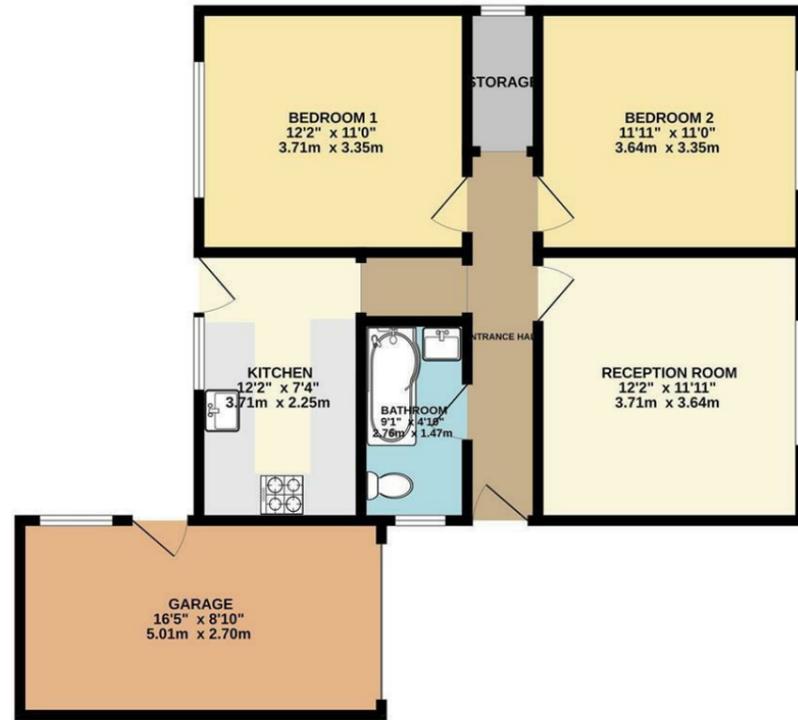


39 Cradley Road, Dudley, DY2 9RA

GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 39 Cradley Road, Dudley



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\* \*\*MODERNISED BUNGALOW\*\***

A fantastic two bedroom detached bungalow in this most convenient of locations for access to transport links, schools and all local amenities. The property briefly comprises: impressive entrance hall, spacious lounge, refitted bathroom, refitted kitchen, two double bedrooms and storage room. The property further benefits from: large garage, low maintenance rear garden, driveway, gas central heating and double glazing. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION. IDEAL FOR DOWNSIZERS. EPC: D**

**Hicks Hadley**

**Asking Price £225,000 - Freehold**



**Entrance Hall**

With front door, loft hatch, central heating radiator and doors into:

**Spacious Lounge 12' x 11'9 (3.66m x 3.58m)**

With central heating radiator, feature fireplace and double glazed window to front elevation.

**Refitted Bathroom 8'2 x 4'8 (2.49m x 1.42m)**

Having 'P' shaped panel bath with rainfall shower over, shower screen, low flush wc, vanity wash hand basin, heated towel rail, ceramic tiling and obscured double glazed window to side elevation.

**Refitted Kitchen 8'6 x 6'10 (2.59m x 2.08m)**

Having matching wall and base units with worktops over to incorporate modern sink unit, integrated oven, gas hob, integrated fridge freezer, plumbing for automatic washing machine, double glazed window to rear elevation and double glazed door into garden.

**Bedroom One 12'3 x 10'9 (3.73m x 3.28m)**

With central heating radiator, spotlights and double glazed window to rear elevation.

**Bedroom Two 11'9 x 10'10 (3.58m x 3.30m)**

With central heating radiator and double glazed window to front elevation.

**Storage Room 6'6 x 3'2 (1.98m x 0.97m)**

With obscured double glazed window to side elevation.

**Garage 16'5 x 11'2 (max) (5.00m x 3.40m (max))**

With storage section, wall mounted Worcester Bosch boiler, space for dryer, double glazed window to side elevation and access door into garden.

**Outside**

Front: With low level front wall, wrought iron railings to the side boundary and gravelled driveway leading to front door and garage entrance door.

Rear: With low maintenance artificial turf garden.

**Agents Note**

COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.



All main services are connected (gas/electric/water).

Broadband/mobile coverage- please check on link- [link-//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

