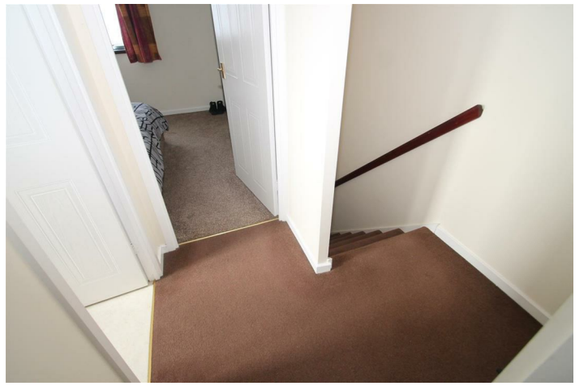
.29 Wellfield Gardens, Dudley, DY2 8EG



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

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NO UPWARD CHAIN
A well presented two bedroom semi-detached property situated in this most popular of cul-de-sac locations; ideal for schools, transport links and access to all local amenities. The property briefly comprises: spacious lounge, kitchen/dining room, two good sized bedrooms and bathroom. The property further benefits from: gas central heating, private rear garden and shared driveway to the side of the property. VIEWING HIGHLY RECOMMENDED. IDEAL OPTION FOR FIRST TIME BUYERS OR DOWNSIZERS. EPC: D

Offers In The Region Of £175,000 - Freehold

Hicks Hadley







Entrance Hall
With central heating radiator, obscured double glazed front door, stairs to first floor and door into:

Spacious Lounge 15'4" x 12'7" (max) (4.688 x 3.858 (max))
With under stairs cupboard, central heating radiator, electric fire, double glazed window to front elevation and door into:

Kitchen/Dining Room 12'8" x 9'2" (3.862 x 2.8)
Having matching wall and base units with worktops over, single drainer sink unit, cooker point, space for fridge, splash back tiling, wall mounted Ideal boiler, central heating radiator, double glazed window to rear elevation and double glazed door to rear elevation.

Bedroom One 9'6" x 9'5" (2.92 x 2.877)
With central heating radiator, integrated wardrobe and double glazed window to front elevation.

Bedroom Two 12'7" x 8'3" (3.851 x 2.531)
With central heating radiator and double glazed window to rear elevation.

Bathroom 6'5" x 6'1" (max) (1.971 x 1.868 (max))
Having bath with shower over, shower screen, ceramic tiling, low flush wc, pedestal wash hand basin and obscured double glazed window to side elevation.

Outside
Front: With front lawn, paved pathway to front door and shared parking to the side of the property.

Rear: Having patio area with lawn beyond and mature shrubbery.

Agents Note
COUNCIL TAX BAND: B

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

EPC: D

Broadband/Mobile coverage- please check on link-//checker.ofcom.org.uk/en-gb/broadband-coverage





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

The drive way is shared with the neighbour, sized for two cars in tandem , the allocation for this is next to the property .

