



9 Roundhouse Road, Dudley, DY3 2AX

BERRIMAN  
EATON



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EPC : D  
WOMBOURNE OFFICE

### LOCATION

Roundhouse Road is a popular and desirable location within Gornal, situated just off Jews Lane (B4175) and having convenient access to Holloway Street Park. Roberts Primary School is within walking distance of the property as well as a variety of shops and facilities situated nearby.

### DESCRIPTION

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### ACCOMMODATION

The PORCH has double glazed windows and UPVC double glazed sliding door. The ENTRANCE HALL is accessed through a further UPVC double glazed door, there is a staircase which rises to the first floor landing and a radiator. The LOUNGE has a double glazed window to the front elevation, coal effect gas fire, radiator and a double glazed window to the rear elevation. The KITCHEN is fitted with a range of wall and base units with a complementary double sink with mixer tap, gas hob with fitted pull out extractor. There is an integrated oven, tiled splashback and a double glazed window to the rear elevation. The UTILITY is fitted with a range of fitted wall units, work surface with single drainer sink unit and mixer tap, plumbing and space for washing machine, fridge and freezer with a double glazed door with opaque insert to the rear garden, tiled floor and a door into the GARAGE. This has a roller shutter door.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed opaque window and an airing cupboard. DOUBLE BEDROOM 1 has two double glazed windows to the front elevation, fitted wardrobes with sliding mirrored doors and a radiator. DOUBLE BEDROOM 2 has a double glazed window to the rear elevation, radiator, fitted wall cupboard and a vanity wash hand basin. The SHOWER ROOM has a walk in shower, pedestal wash hand basin with mixer tap, low level WC, tiled walls and a double glazed opaque window to the rear elevation.

### OUTSIDE

To the front of the property there is off road parking for several vehicles with a fenced boundary and a small planting border. The REAR GARDEN has a large paved patio area with steps to a LAWN and a further hardstanding for a shed and fenced boundary.

We are informed by the Vendors that all mains services are connected  
COUNCIL TAX BAND B – Dudley  
POSSESSION Vacant possession will be given on completion.  
VIEWING - Please contact the WOMBOURNE Office.  
The property is FREEHOLD

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available  
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom:  
<https://www.ofcom.org.uk/mobile-coverage-checker>  
The long term flood defences website shows very low risk

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Offers In The Region Of  
£225,000

EPC: D

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



## 9 Roundhouse Avenue Dudley

HOUSE: 69.0sq.m. 743sq.ft.  
GARAGE: 11.7sq.m. 126sq.ft.  
**TOTAL: 80.7sq.m. 869sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE  
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE  
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES  
AND OTHER FEATURES ARE APPROXIMATE





