

# PTN Estates

Residential Sales & Lettings



42 Cradley Road, , Dudley, DY2 9RB

£250,000

This fantastic detached free hold property with no upward chain boasts three double bedrooms, offering plenty of space for a family or individuals needing extra room. The re-fitted bathroom with a shower over the bath provides modern convenience.

The through lounge with feature fire place and patio doors to the rear garden is a great feature, offering a seamless transition between indoor and outdoor living spaces. The fitted kitchen with a gas cooker adds to the functionality of the home,

The delightful rear garden, driveway and garage provide additional amenities and space for outdoor activities and parking.

Gas central heating and majority newly fitted UPVC double-glazed windows enhance the property's energy efficiency and comfort. Overall, it sounds like a comfortable and inviting place to live.

Council Tax C

Approach

Set back from the road a driveway and front garden this house is set on a large corner plot and has access to the garage and rear garden from the front

Porch 0.7 x 0.8

Complete with UPVC Front door and windows and a wooden door leading into the property

Entrance Hall

Complete with ceiling light point and gas central heating radiator

Lounge 3.1 x 6.5

Complete with wooden Georgian door to the hallway and kitchen, UPVC double glazed sliding patio doors to the rear garden, two ceiling light points, electric fire and surround, UPVC double glaze window to the front elevation and Gas central heating radiator

Kitchen 3.3 x 2.3

Comprising of wall and floor units, rolled edge work tops, assess to under stair pantry cupboard, plumbing for an automatic washing machine, sink unit, and a tile splash back. Complete with gas central heating radiator and ceiling light point

Landing

One ceiling light point and access to the loft

Bedroom 1 4 x 3.6

A large bedroom, located at the front of the property complete with ceiling light point, UPVC double glazed window to the front elevation and gas central heating radiator

Bedroom 2 4 x 2.8

Complete with one ceiling light point, UPVC double glaze window to the rear elevation and gas central heating radiator

Bedroom 3 2.4 x 3.6

Located at the front of the property complete with ceiling light point, gas central heating radiator and UPVC double glazed window to the front elevation

WC 1.4 x 0.8

Complete with ceiling light point, UPVC double glazed window to the side elevation and close coupled WC

Bathroom 2.4 x 2

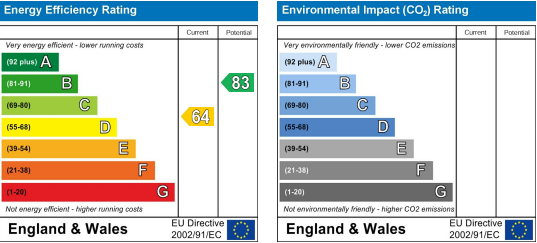
Complete with ceiling light point, UPVC double glaze window to the rear elevation, fully tiled walls, panelled in bath with shower, extractor fan, sink set in vanity unit, storage cupboard and gas central heating radiator

Garage 2.4 x 5

Complete with power and ceiling light point and manual up and over door

Rear Garden

The delightful rear garden is accessible through upvc sliding patio doors from the lounge and UPVC door from the kitchen and benefits from a large patio area, large area laid to lawn, matured borders and three fence borders and one wall border.



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