

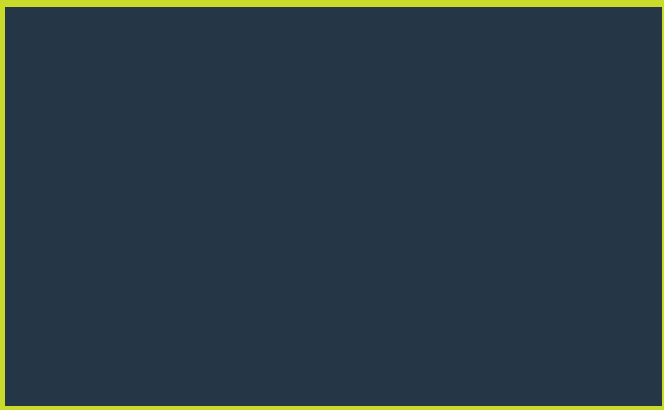


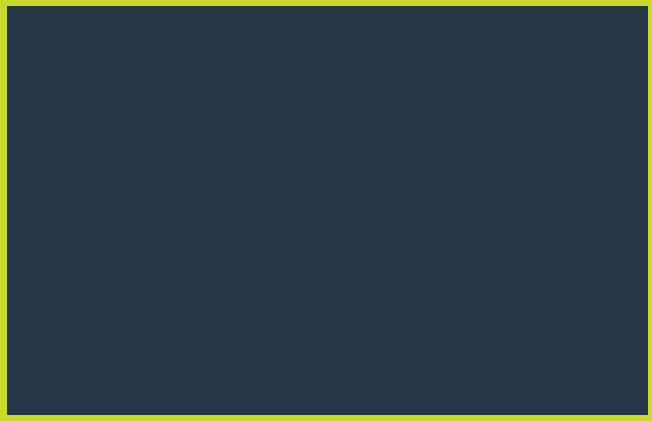
321 Dudley Road

| WV2 3JY | Offers Over £125,000

**ROYSTON
& LUND**

- CASH OFFERS ONLY
- TWO BED MID TERRACE
- TWO RECEPTION ROOMS
- EXCELLENT LOCATION!
- EXCELLENT OPPORTUNITY!
- REAR GARDEN
- ON STREET PARKING
- Council Tax Band - A
- EPC Rating - D
- NO UPWARD CHAIN





**** ATTENTION CASH BUYERS****

Nestled on Dudley Road in Wolverhampton, this charming two-bedroom mid-terrace house presents an excellent opportunity for those looking to invest in a property with great potential.

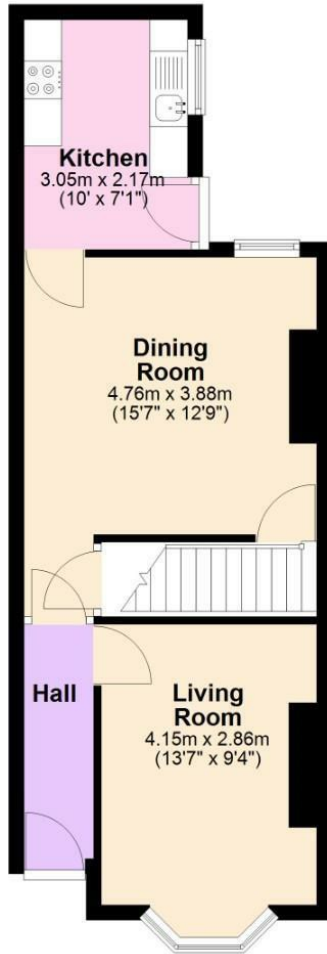
Spanning an area of 858 square feet, the home features two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The property, while in need of modernisation, offers a blank canvas for buyers to create their ideal living space. With two well-proportioned bedrooms and a bathroom, it is perfectly suited for small families, couples, or individuals seeking a comfortable home in a convenient location.

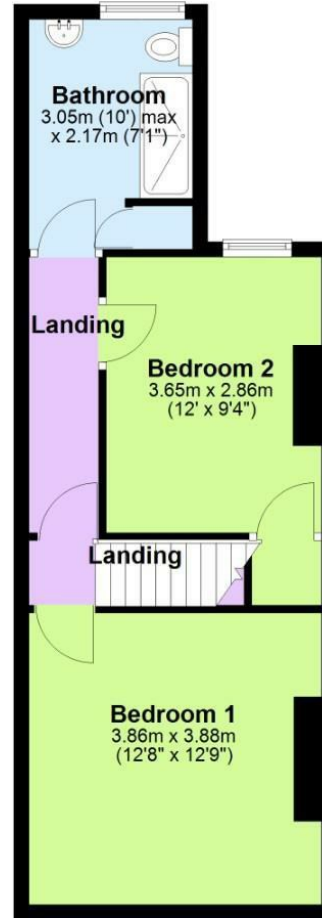
This house is not only a delightful residence but also an astute investment opportunity. With the right vision and updates, it can be transformed into a modern haven that reflects contemporary living standards. The surrounding area boasts a variety of local amenities, making it an attractive choice for potential tenants or future buyers.

In summary, this mid-terrace house on Dudley Road is a promising prospect for those willing to invest time and effort into its renovation. With its prime location and potential for enhancement, it is a property that should not be overlooked.

Ground Floor
Approx. 39.6 sq. metres (426.7 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 79.7 sq. metres (858.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		

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