



321 Dudley Road

| WV2 3JY | Offers Around £175,995

ROYSTON  
& LUND



- Two Bedroom Terraced
- Living Room with Bay Window
- Great Size Main Bedroom
- Large Garden Area
- EPC Rating - D
- Ample Size Dining Room
- Kitchen with Brand New Gas Hob
- Bathroom
- On-Street Parking
- Council Tax Band - A







This two-bedroom terraced property offers a practical layout. To the right of the entrance sits a bright living room with a bay window, while straight ahead lies a generously sized dining area perfect for family meals or entertaining.

Beyond, the kitchen is fitted with a brand-new gas hob and provides direct access to the rear garden.

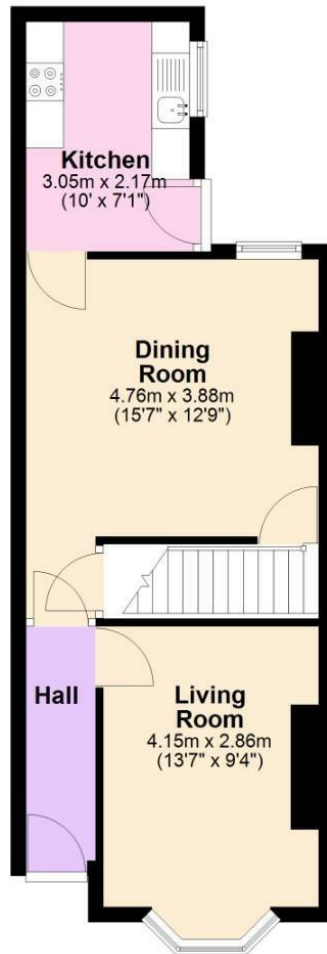
Upstairs, there are two well-proportioned bedrooms and a bathroom positioned at the end of the hallway.

To the front, on-street parking is available.

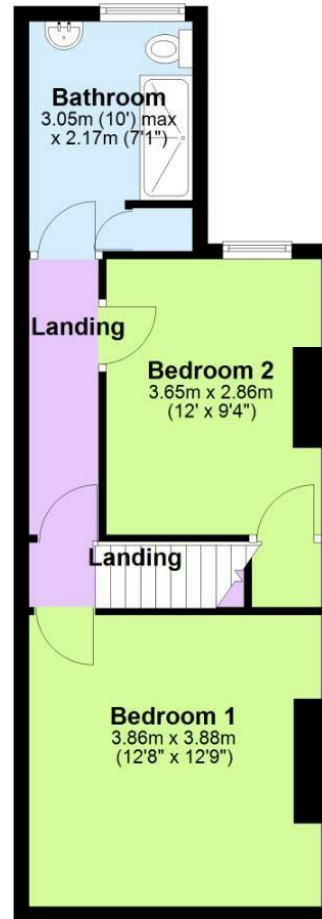
This property is well placed for everyday convenience with Tesco, Aldi, local shops, and Dudley Road Post Office all close by. Families have a choice of nearby schools including St Luke's, SS Mary & John's, and The Royal School. Transport links are strong with Wolverhampton Rail Station around two kilometres away and the Midland Metro within walking distance.



**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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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