



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.

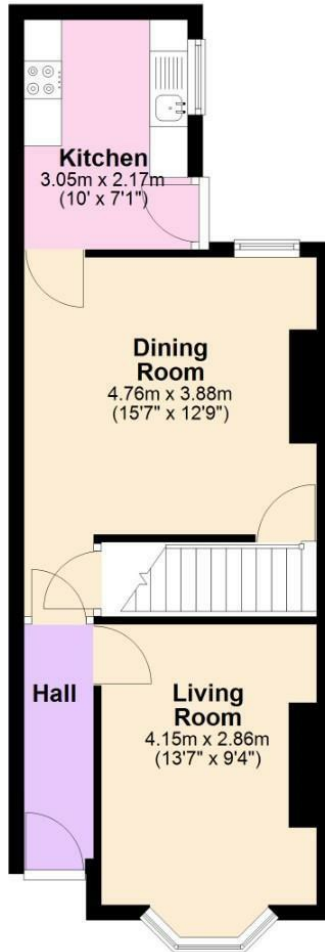
Upstairs, there are two well-proportioned bedrooms and a bathroom positioned at the end of the hallway.

To the front, on-street parking is available.

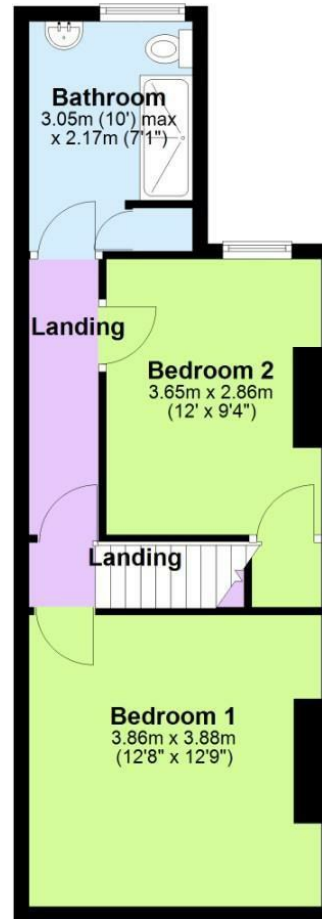
This property is well placed for everyday convenience with Tesco, Aldi, local shops, and Dudley Road Post Office all close by. Families have a choice of nearby schools including St Luke's, SS Mary & John's, and The Royal School. Transport links are strong with Wolverhampton Rail Station around two kilometres 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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

England & Wales EU Directive 2002/91/EC

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