



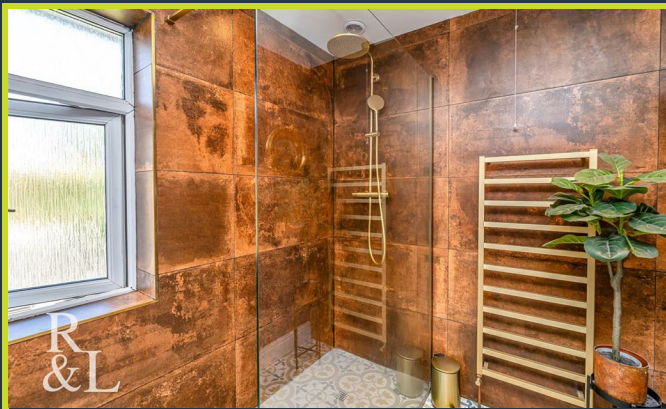
R
&L

20 The Parade

| DY1 3EQ | Offers In Excess Of £300,000

ROYSTON
& LUND

- STUNNING & IMPECCABLE THROUGHOUT
- EXTENDED DINING ROOM
- CONVERTED GARAGE UTILITY with MEZZANINE
- STYLISH KITCHEN DINER
- MODERN FAMILY BATHROOM
- THREE BED TRADITIONAL SEMI DETACHED RESIDENCE
- LOUNGE
- OFF STREET PARKING for FOUR VEHICLES
- DOWNSTAIRS GUEST CLOAKROOM
- WELL MAINTAINED REAR GARDEN IDEAL FOR ENTERTAINING





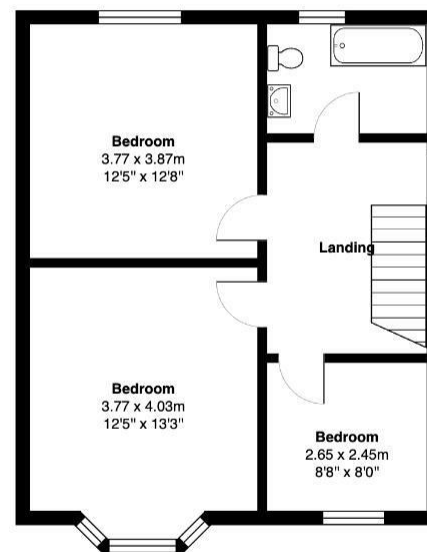
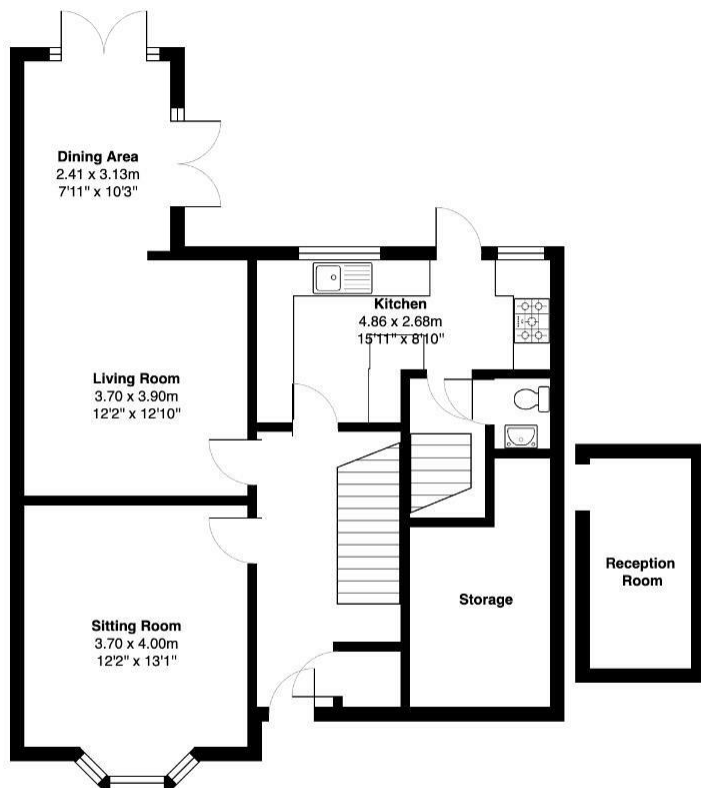
Nestled in the charming area of The Parade, Dudley, this stunning semi-detached house offers a delightful blend of modern living and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertainment, making it an ideal setting for gatherings with friends and family.

One of the standout features of this home is the extended dining room, which creates a spacious and inviting atmosphere for mealtimes. The stylish kitchen diner adds a contemporary touch, ensuring that every meal is a pleasure. The modern bathroom is designed with elegance in mind, providing a serene space for unwinding after a long day.

Step outside to discover the lovely rear garden, a perfect retreat for enjoying the outdoors. Whether you wish to cultivate your green thumb or simply relax in the fresh air, this garden offers a wonderful escape.

This property is truly stunning throughout, combining modern amenities with a warm and welcoming feel. With its prime location in Dudley, it is conveniently situated near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. Do not miss the opportunity to make this beautiful house your new home.





Total Area: 135.2 m² ... 1455 ft²

INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
(PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**