



52 Kings Road

| DY3 1HP | Offers In Excess Of £390,000

ROYSTON
& LUND

- IMPRESSIVE AND SPACIOUS DETACHED FAMILY HOME IN POPULAR LOCATION
- FOUR DOUBLE BEDROOMS
- 17ft LIVING ROOM
- AMPLE OFF ROAD PARKING PLUS GARAGE
- FIRST FLOOR BATHROOM
- NO UPWARD CHAIN
- 20ft DINING KITCHEN WITH BREAKFAST BAR, INTEGRATED APPLIANCES AND BIFOLD DOORS OUT
- DOWNSTAIRS WC
- GOOD SIZE AND PRIVATE REAR GARDEN WITH PATIO AREA AND LAWN AREA
- VIEWING IS HIGHLY RECOMMENDED





Nestled on the charming Kings Road in Dudley, this delightful detached house offers a perfect blend of comfort and space, ideal for family living. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

With four well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private space. The single bathroom is conveniently located, catering to the needs of the household. Built in 1974, this home combines classic design with modern potential, allowing for personal touches to be added by its new owners.

The location on Kings Road is particularly appealing, offering a peaceful residential atmosphere while remaining close to local amenities and transport links. This property presents an excellent opportunity for those seeking a spacious family home in a desirable area. Whether you are looking to settle down or invest, this house is sure to meet your needs. Do not miss the chance to make this lovely property your own.





Total Area: 126.5 m² ... 1362 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)

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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(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		
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