



58 Vicarage Prospect
| DY1 2AT | Offers In The Region Of £150,000

R
&
L

ROYSTON
& LUND

- Three Bedroom Detached
- Spacious Living Room
- Well-Portioned Kitchen
- Integrated Storage Throughout Including Wardrobes
- EPC Rating - E
- Three Storey
- Ample Size Dining Room
- Large Bathroom with Separate Shower
- Freehold Property
- Council Tax Band - B





****IN NEED OF FULL REFURBISHMENT****

This three-bedroom detached home welcomes you into a generously proportioned living room, enhanced by a bay window that fills the space with natural light. Moving through, there is an ample-sized second reception room featuring a fireplace, providing a comfortable and versatile living area. Connected beyond is a well-proportioned kitchen, offering access out to the rear garden.

To the first floor are two generous bedrooms, one benefiting from integrated storage and the other with freestanding wardrobes, along with a large family bathroom complete with a separate shower. The second floor hosts the final bedroom, which is complemented by a deceptively large adjoining storage space. On-street parking is available to the front and side.

The property benefits from numerous surrounding green spaces, shops and is a short walk into Central Dudley.



EPC

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) 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>		
EU Directive 2002/91/EC		

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**