



Ryan Place

Netherton DUDLEY West Midlands DY2 9BE

Offers In Region Of £107,500

What a lovely, secluded, charming property! Set in this most popular of addresses and with the benefit of double glazing and gas central heating this two bedroom end terrace home is worth an early viewing to avoid disappointment! With living room, dining room, kitchen, two bedrooms (both good sizes) and a bathroom, decked rear garden gives passenger access to the single garage with up and over door and side access gate. The property has a lovely feel and will be of interest to the first time buyer or to the INVESTOR alike.



Property Features

- Two Bedroom End Terraced
- Double Glazing and Gas Central Heating
- Living Room and Dining Room
- Kitchen
- Bathroom
- Decked Rear Garden
- Single Garage
- Attention Investors and First Time Buyers
- Approximate Rental Income £500PCM

Full Description

LOUNGE

10' 10" x 12' 3" (3.32m x 3.75m) With double glazed front door for access. With double glazed window to the front aspect, chimney breast, electric fire, laminate flooring, cupboard housing meters. Archway through to: Under stairs storage cupboard with shelving.

DINING ROOM

11' 8" x 11' 8" (3.56m x 3.57m) Having double glazed window to the rear aspect, brick fireplace, beams to ceiling, laminate flooring, wall lighting and ceiling light points. Stairs off and door to:

KITCHEN

11' 1" x 6' 5" (3.4m x 1.97m) Having double glazed window to the side aspect, double glazed UPVC door to rear, with a range of wall

units and base cupboards with complimentary work surfaces over, gas hob and oven, single sink with mixer tap, tiled splash backs.

BEDROOM

10' 11" x 15' 3" (3.35m x 4.65m) With double glazed windows to the front aspect, radiator, ceiling rose, ceiling light point.

BEDROOM

11' 9" x 6' 11" (3.59m x 2.11m) With double glazed window to the rear aspect, radiator, storage cupboard housing boiler and ceiling light point.

BATHROOM

8' 6" x 4' 6" (2.61m x 1.38m) With double glazed obscured window to the rear aspect, radiator, low level WC, panelled bath and vanity wash hand basin.

REAR GARDEN

Being decked with fenced boundaries and side access gate and having access to the passenger door of the garage.

GARAGE

17' 3" x 8' 2" (5.27m x 2.49m) With up and over door and the possibility of obtaining electric and light to it.





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