



3 Bed House - Townhouse
located in



243 Wrens Nest Road
Dudley
DY1 3RU



£1,250 Per Month

CONTACT

Office 1H
Valiant Office Suites
Lumonics House
Valley Drive, Rugby
Warwickshire
CV21 1TQ

EMAIL

sales@acdc.agency

TELEPHONE

0333 335 5445

<http://www.acdcsalesandlettings.co.uk>

SUMMARY

ACDC are proud to present this three storey, three bed property in Dudley. On the ground floor, there is a newly refurbished kitchen in a modern, minimalist design, a newly tiled WC and a spacious living room with electric fireplace. From there, double French doors open onto a well-proportioned garden which is easy to maintain. On the first floor, there is a large second bedroom overlooking the garden, a family bathroom with shower over the bath and the third bedroom, perfectly sized for a child's room or a home office. On the second floor is the master bedroom, a dressing area with 2 integrated wardrobes and a large ensuite with double shower.

The gated parking to the rear of the property allows for two allotted parking spaces, or there is ample street parking to the front of the property.

The local doctor's surgery and pharmacy is a 2 minute walk away, and there are a range of convenience stores and post offices within a 10 minute walk.

Opposite the property sits Wren's Nest nature reserve, offering countryside walks and views over the West Midlands.

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	