

**Purlin Wharf, Dudley, DY2 9PQ**  
**Offers In The Region Of £132,500**



## Purlin Wharf, Dudley, DY2 9PQ

Nestled in the charming area of Purlin Wharf, Dudley, this delightful house offers a perfect blend of modern living and comfort. Built in 2006, the property spans an inviting 700 square feet, making it an ideal choice for small families, couples, or individuals seeking a cosy yet spacious home.

Property benefits from No Onward Chain, so can be yours in as little time as it takes.

Upon entering, you are greeted by a well-appointed reception room that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The house features a generously sized bedroom with en suite, and good sized second bedroom.. With two bathrooms, convenience is at the forefront, ensuring that morning routines and evening unwinding can be done with ease. The modern and well maintained kitchen makes a great place to prepare and cook meals.

This property has been very well maintained and is a great example of these apartments. Viewing is highly recommended.

### Lounge / Diner

15'1" x 12'10" (4.62 x 3.92)

### Kitchen

9'6" x 8'0" (2.9 x 2.44)

### Bedroom One

11'0" x 6'2" (3.36 x 1.89)

### Bedroom Two

11'1" x 10'7" (3.38 x 3.25)

### En Suite Bathroom

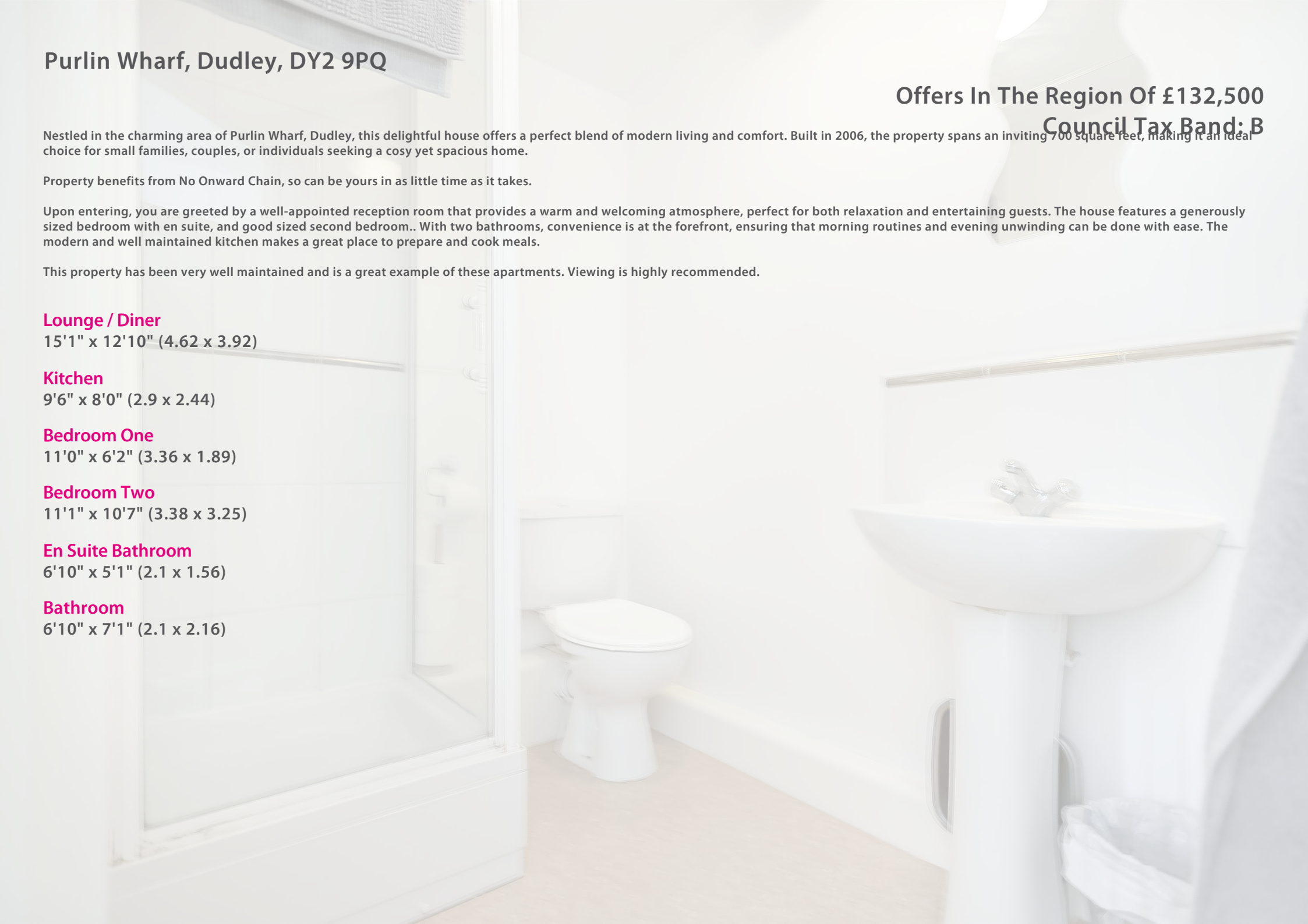
6'10" x 5'1" (2.1 x 1.56)

### Bathroom

6'10" x 7'1" (2.1 x 2.16)

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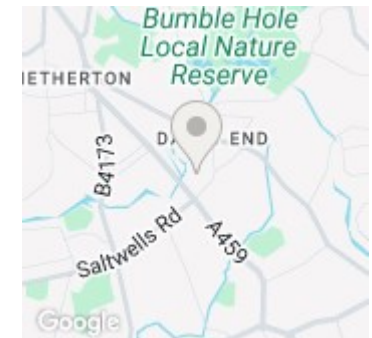
Council Tax Band: B







**Open House Worcestershire**



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