



Connells

Hockley Lane
Netherton Dudley



Property Description

****AN EXTENDED TRADITIONAL SEMI DETACHED PROPERTY SET ON A GENEROUS CORNER PLOT WITH A LARGE REAR GARDEN AND PANORAMIC DISTANT VIEWS**** The property has been extended to create spacious living accommodation and requires some modernisation but offers enormous potential to make the perfect family home.

Entrance Hall

Having entrance door to the front elevation, stairs to the first floor accommodation, double glazed window to the front.

Cloakroom

Suite to comprise low level w.c., wash hand basin, double glazed window to the side.

Lounge

19' 2" max x 11' 7" (5.84m max x 3.53m)
Having double glazed window to the front elevation.

Dining Room

15' 6" x 11' 11" (4.72m x 3.63m)
Having double glazed window to the side & rear elevations.

Kitchen

14' 9" x 6' 8" (4.50m x 2.03m)
Having a range of wall and base units with roll top work surfaces over to include stainless steel sink & drainer unit, space for domestic appliances, pantry, two double glazed windows to the rear.

Lobby

Door to the rear.

First Floor

Landing

Loft access, double glazed window to the side.

Bedroom One

12' 7" (into bay) x 8' 7" (3.84m (into bay) x 2.62m)

Double glazed bay window to the front elevation, built-in wardrobe.

Bedroom Two

8' 9" x 12' 1" (2.67m x 3.68m)

Double glazed window to the front elevation.

Bedroom Three

6' 8" x 5' 9" (2.03m x 1.75m)

Double glazed window to the front elevation.

Bathroom

Suite to comprise paneled bath, wash hand basin, low level w.c., tiled, radiator, double glazed window to the rear.

Outside

To the front of the property there is driveway giving off road parking, foregarden. Large rear garden with panoramic distant views, paved patio area, steps down to further patio area, side access, rear vehicle access.

Basement

Access from the garden.

Garage

Agents Notes

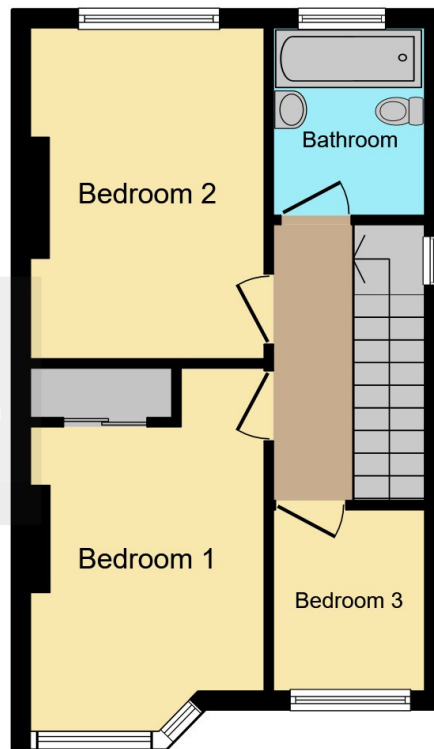
It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

view this property online connells.co.uk/Property/DUD311513



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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