



**Connells**

Hollyhock Road  
Dudley



### Property Description

This attractive end of terrace property is situated in a quiet cul de sac within the highly sought-after residential area of Dudley. It has been meticulously maintained and offers great potential for expansion with planning permission already obtained for a single story extension at the rear. Conveniently positioned near various amenities, including local hospitals and transportation options such as the metro line and bus routes, this property is perfect for both first-time buyers and families.

### Entrance Hall

Double glazed door to the side, central heating radiator, stairs to first floor accommodation.

### Lounge

17' 8" x 10' 6" ( 5.38m x 3.20m )

Double glazed window to the front, double glazed window to the rear, central heating radiator.

### Kitchen

10' 9" x 6' 2" ( 3.28m x 1.88m )

Fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, gas cooker point, plumbing for washing machine, space for domestic appliances, central heating boiler, double glazed window to the rear, double glazed door to the rear.

### Downstairs Bathroom

Suite to comprise bath with main shower over, wash hand basin, low level w.c., double glazed window to the front.

## First Floor

### Landing

Loft access.

### Bedroom One

14' 2" x 7' 9" ( 4.32m x 2.36m )

Double glazed window to the front, central heating radiator.

### Bedroom Two

13' 8" x 7' 2" ( 4.17m x 2.18m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

10' 8" x 6' 5" ( 3.25m x 1.96m )

Double glazed window to the rear, central heating radiator.

### Separate W.C.

Low level w.c., wash hand basin, double glazed window to the rear.

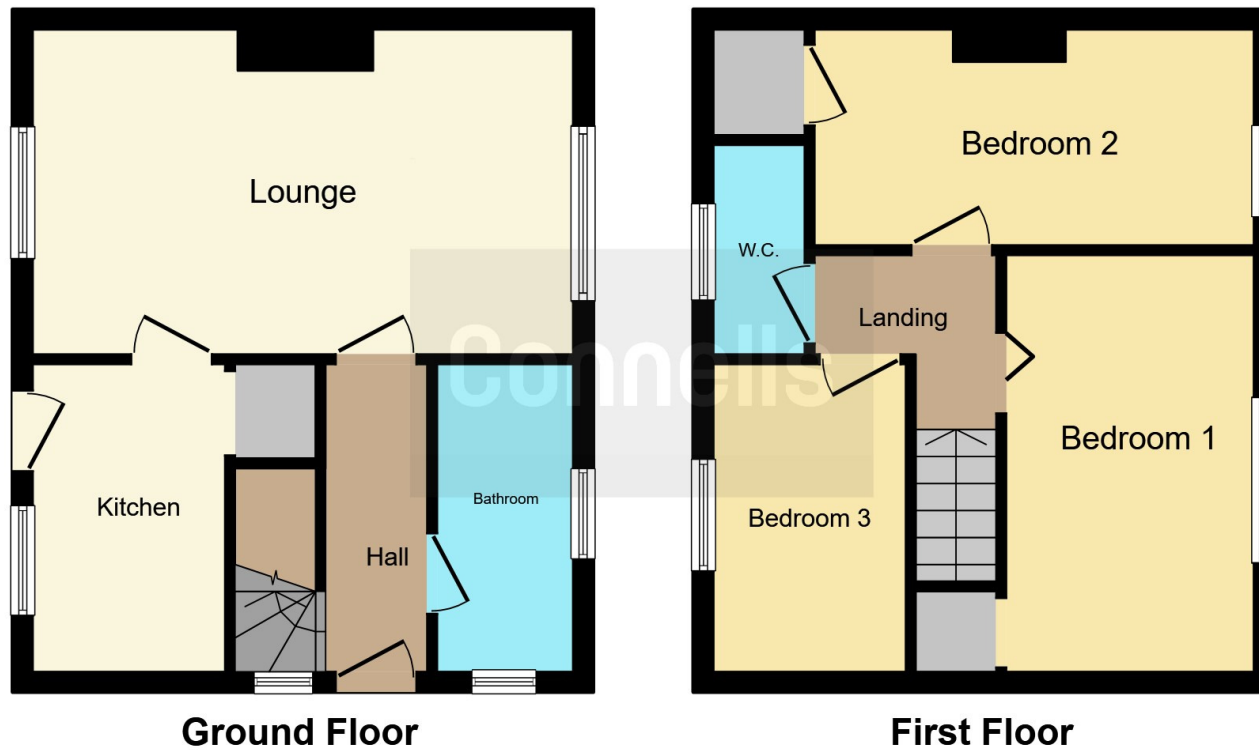
### Outside

To the front of the property slabbed paved path approach with gated entrance and lawned area, side access to the rear garden. Rear garden having slabbed paved patio area leading to lawned area, storage shed,









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

**EPC Rating: D**

Tenure: Freehold

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