



**Connells**

Churchfield Street  
Dudley



### Property Description

A beautifully kept mid-terraced residence situated in a sought-after area near Dudley town center, providing ample living space and an extension to the rear, catering to the needs of families and first-time buyers.

13' 2" x 12' 6" ( 4.01m x 3.81m )

Double glazed window to front elevation, double glazed door to front elevation, central heating radiator, gas fire with feature surround

### Front Lobby

access to cellar

### Dining Room

12' 5" x 12' 3" ( 3.78m x 3.73m )

Double glazed window to rear elevation, central heating radiator, gas fire with feature surround, stairs to first floor accommodation

### Rear Lobby

Double glazed door to side leading to garden

### Kitchen

18' 6" x 7' 3" ( 5.64m x 2.21m )

A Fitted gloss kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, gas cooker point with extractor hood over, plumbing for washing machine, wall mounted boiler, central heating radiator

### Wc

Low level WC, wash hand basin, tiling, double glazed window to side.

### Wet Room

walk in shower, low level WC, wash hand basin, heated chrome towel rail, double glazed window to side elevation

## First Floor

### Landing

central heating radiator

### Bedroom One

14' 2" x 11' 5" ( 4.32m x 3.48m )

Two double glazed windows to front elevation, central heating radiator

### Bedroom Two

12' 2" x 11' ( 3.71m x 3.35m )

Double glazed window to rear elevation, central heating radiator, built in cupboard with loft access

### Bedroom Three

10' 7" x 7' 6" ( 3.23m x 2.29m )

Double glazed window to rear elevation, central heating radiator

### Outside

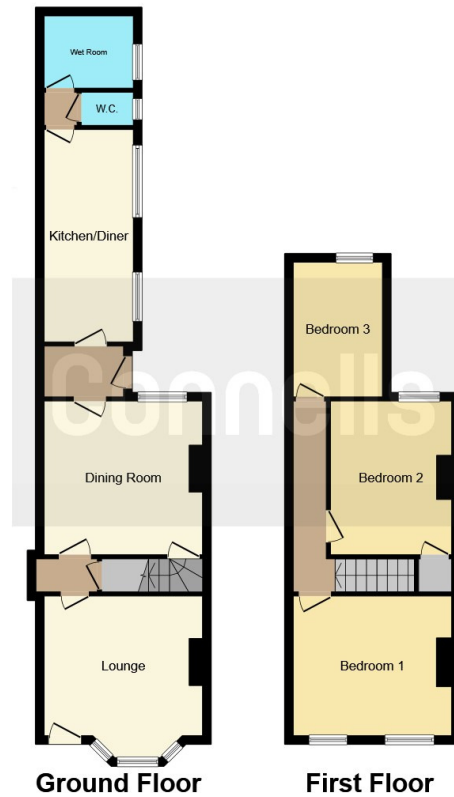
To the front gated entrance to frontage.

Rear garden having slabbed paved patio area leading further garden with lawned area, various shrubs & borders, outside tap.









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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**EPC Rating: D**

Tenure: Freehold

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