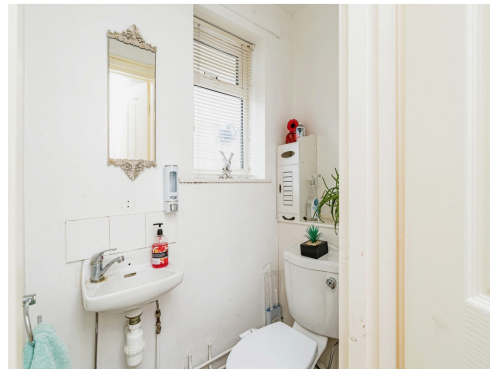
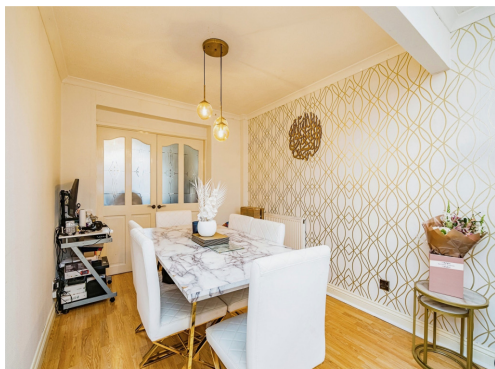




Connells

Church Road  
Netherton Dudley





### Property Description

This spacious and versatile living space is a well-maintained semi-detached home situated in the highly sought-after area of Netherton. It offers close proximity to all amenities, transport links, and schools, making it ideal for families and first-time buyers. With the added benefit of no upward chain, this property is extended to the rear and includes a detached outbuilding with power, perfect for home working or a games room

### Entrance Porch

Double glazed door to the front.

### Entrance Hall

Door to the front, built-in storage cupboard, central heating radiator, stairs to first floor accommodation.

### Cloakroom

Low level w.c., wash hand basin, central heating radiator, double glazed window to the front.

### Lounge

12' 6" x 11' 6" ( 3.81m x 3.51m )

Double glazed window to the front, central heating radiator.

### Dining Room

9' 10" x 8' 10" ( 3.00m x 2.69m )

French doors to the rear, central heating radiator.

### Kitchen / Breakfast Room

20' 4" (max) x 9' 4" (max) ( 6.20m (max) x 2.84m (max) )

Kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, central heating radiator, built-in pantry, double glazed window to the rear, double glazed door to the rear.



## First Floor

### Landing

Loft access with pull down ladder, double glazed window to the side and built-in store.

### Bedroom One

12' 2" x 9' 10" ( 3.71m x 3.00m )

Double glazed window to the rear, central heating radiator.

### Bedroom Two

12' 10" x 9' 2" ( 3.91m x 2.79m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

10' 6" x 9' 10" ( 3.20m x 3.00m )

Double glazed window to the front, built-in store, central heating radiator.

### Shower Room

Shower cubicle, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the front.

## Detached Outbuilding

19' 8" x 15' 8" ( 5.99m x 4.78m )

Double glazed door to the side, storage space, power & light. Currently being used as office/ games room with space for indoor gym and pool table.

### Outside

To the front of the property concrete print driveway giving off road parking, gravel detail area, side access to rear garden. To the rear slabbed paved patio area, slab approach to lawned ares with various shrubs & borders,



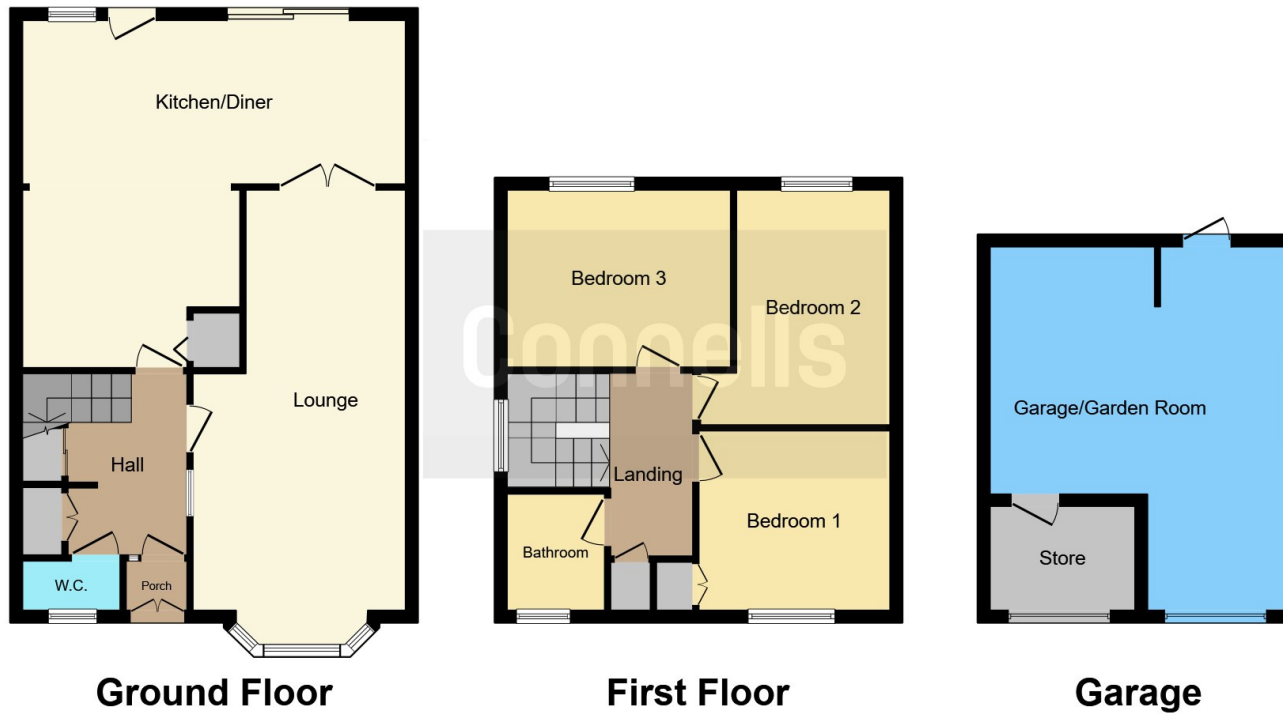












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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4 & 5 Stone Street  
 DUDLEY DY1 1NS

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD312474](http://connells.co.uk/Property/DUD312474)**



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