

for sale

£185,000 Freehold



## Russells Hall Road Dudley DY1 2NN

\*\* TWO BEDROOM SEMI DETACHED HOME HOME LOCATED ON THE VERY POPULAR RUSSELL'S HALL ESTATE CLOSE TO ALL AMENITIES, SCHOOLS & RUSSELL'S HALL HOSPITAL \*\* Briefly comprising lounge, kitchen / diner, two bedrooms, bathroom & rear garden.



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# Property Details

## Lounge 16' 5" x 11' 7" ( 5.00m x 3.53m )

Entrance door to the front elevation, double glazed window to the front, two central heating radiators, stairs to first floor accommodation.

## Kitchen Diner 16' 4" x 9' 2" ( 4.98m x 2.79m )

A kitchen comprising a range of wall and base units with roll top work surfaces over, stainless steel bowl and a half drainer sink unit, space for domestic appliances, gas and electric cooker point, double glazed french doors to the rear, double glazed window to the rear, understairs storage cupboard, central heating radiator,

## First Floor

### Landing

Double glazed window to the side, loft access, airing cupboard, doors to

## Bedroom One 10' 6" x 11' 4" ( 3.20m x 3.45m )

Double glazed window to the rear, central heating radiator.

## Bedroom Two 16' 4" (max) x 9' 7" ( 4.98m (max) x 2.92m )

Double glazed window to the front, central heating radiator.

## Bathroom

Suite to comprise paneled bath with shower over, wash hand basin, w.c., central heating radiator, tiling, double glazed window to the side.

## Outside

To the front of the property tarmac area.

Rear garden having decked patio area with lawn, gate giving side access.



To view this property please contact Connells on

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**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
DUDLEY DY1 1NS

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: DUD310624 - 0006

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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