



Connells

Church Road
Dudley



Property Description

This expansive and adaptable detached family residence is situated in the center of Netherton. It has been meticulously maintained and enhanced by the current owners, making it ideal for larger families and those who work from home. The garage has been converted into a games room, and there is a private rear garden & distant views of the Clent hills to the front. The property is conveniently located near local schools, Netherton high street, and provides easy access to hospitals and transportation options, including a tram line that will connect to major cities.

Entrance Porch

Double glazed door to the front.

Entrance Hall

Door to the front, central heating radiator, stairs to first floor accommodation.

Lounge

19' x 11' 8" (5.79m x 3.56m)

Double glazed bow window to the front, central heating radiator.

Dining Room

11' 5" x 10' 4" (3.48m x 3.15m)

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

Kitchen

14' 11" x 11' 3" (4.55m x 3.43m)

Fitted gloss kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, porcelain sink & drainer unit with mixer tap over, gas cooker with cooker hood over, plumbing for washing machine, space for domestic appliances, pantry cupboard, vertical central heating radiator, double glazed window to the rear, double glazed door to the rear.

First Floor

Landing

Loft access with pull down ladder, central heating boiler, light & boarding to the eaves.

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to the front, central heating radiator, fitted sharpes wardrobes.

En-Suite

Shower cubicle, wash hand basin, low level w.c., double glazed window to the side.

Bedroom Two

11' 7" x 8' (3.53m x 2.44m)

Double glazed window to the rear, central heating radiator, fitted Sharpes wardrobes.

Bedroom Three

10' 9" x 9' 8" (3.28m x 2.95m)

Double glazed window to the front, central heating radiator, fitted Sharpes wardrobes.

Bedroom Four / Office

7' 2" x 6' 6" (2.18m x 1.98m)

Double glazed window to the rear, fitted Sharpes desk unit with storage.

Bathroom

Free standing bath with taps over, wash hand basin, low level w.c., heated chrome towel rail, tiling, double glazed window to the rear.

Games Room

15' 7" x 13' 5" (4.75m x 4.09m)

Two electric heaters, double glazed door to the side.

Outside

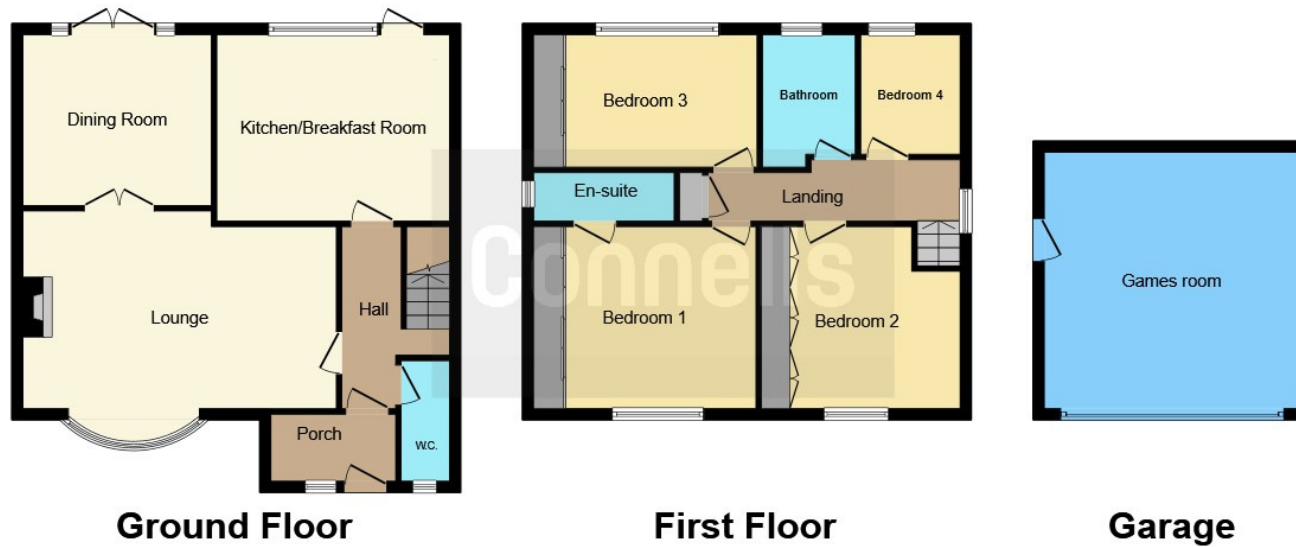
To the front of the property shared driveway giving off road parking, lawned area, step approach to front door.

Rear garden having slabbed paved patio, step approach to lawned area, various shrubs & borders, side access. (currently a free standing pet pen is installed but upon request can be removed if not required)









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

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD312716



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD312716 - 0003