



**Connells**

Paint Cup Row  
Netherton Dudley



## Property Description

This STUNNING & CHARMING, TWO BEDROOM, MID-TERRACE RESIDENCE is beautifully situated within the EVER POPULAR AREA of Dudley Wood, which has an excellent range of schooling & amenities close by.

BEAUTIFULLY PRESENTED and offering deceptively spacious living accommodation which is perfectly suited for FIRST TIME BUYERS, YOUNG FAMILIES or those looking to downsize.

This PERIOD STYLE PROPERTY oozes character throughout and briefly comprises: A welcoming entrance Hall, Lounge with feature log burner, Separate dining room, Well Fitted Kitchen, Utility room, Down stairs W.C, First floor landing has a Family bathroom and Two bedrooms.

Externally the property benefits from a driveway giving secure off road parking and a separate GARAGE suitable for a small Hatchback, Attractive and well maintained private rear garden that comes with its own GYM/ OFFICE..

## Entrance Hallway

Having entrance door to the front elevation, double glazed window to the side elevation, laminate flooring.

## Lounge

12' 6" x 12' 2" ( 3.81m x 3.71m )

Having double glazed sash window to the front & rear elevations, central heating radiator, feature log burner, door to cellarette.

## Inner Hall

Door to garden, stairs to first floor accommodation, tiled floor.

## Dining Room

12' 6" x 9' 2" ( 3.81m x 2.79m )

Having double glazed sash window to the rear elevation, central heating radiator, laminate flooring. Archway to kitchen.

## Kitchen

20' 1" (max) x 10' 2" ( 6.12m (max) x 3.10m )

Fitted kitchen with a range of oak wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink & drainer unit, electric oven and gas hob with extractor, space for domestic appliances, tiling to splashback, tiled floor, central heating radiator, double glazed window to the side.

## Utility Room

7' 8" x 4' 9" ( 2.34m x 1.45m )

Wall mounted central heating boiler, space for domestic appliances, plumbing for dishwasher, plumbing for washing machine, loft access, tiled floor.

## Cloakroom

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

## First Floor

### Landing

Loft access ( loft being part boarded with pull down ladder), double glazed sash window to the front elevation, wooden flooring.

### Bedroom One

12' 2" x 10' 6" ( 3.71m x 3.20m )

Double glazed sash window to the rear elevation, built-in storage cupboard, central heating radiator, two built-in wardrobes, wooden floorboards.

### Bedroom Two

9' 2" x 5' 6" ( 2.79m x 1.68m )

Double glazed sash window to the rear, central heating radiator, wooden floorboards.

## Bathroom

Suite to comprise paneled bath with glass shower screen & shower over, wash hand basin, low level w.c., tiling to splashback, extractor, radiator, lino flooring, double glazed window to the front elevation.

## Outside

To the front of the property there is block paved driveway giving off road parking, low maintenance garden area, bike shed, bin store. Private mature rear garden, paved patio area, shaped lawn with borders with various plants & shrubs, ornate garden light, further patio seating area to the rear,

### Garage ( Only Small Vehicle)

Wooden construction & suitable for a small hatchback car, bi fold doors.

### Gym / Office

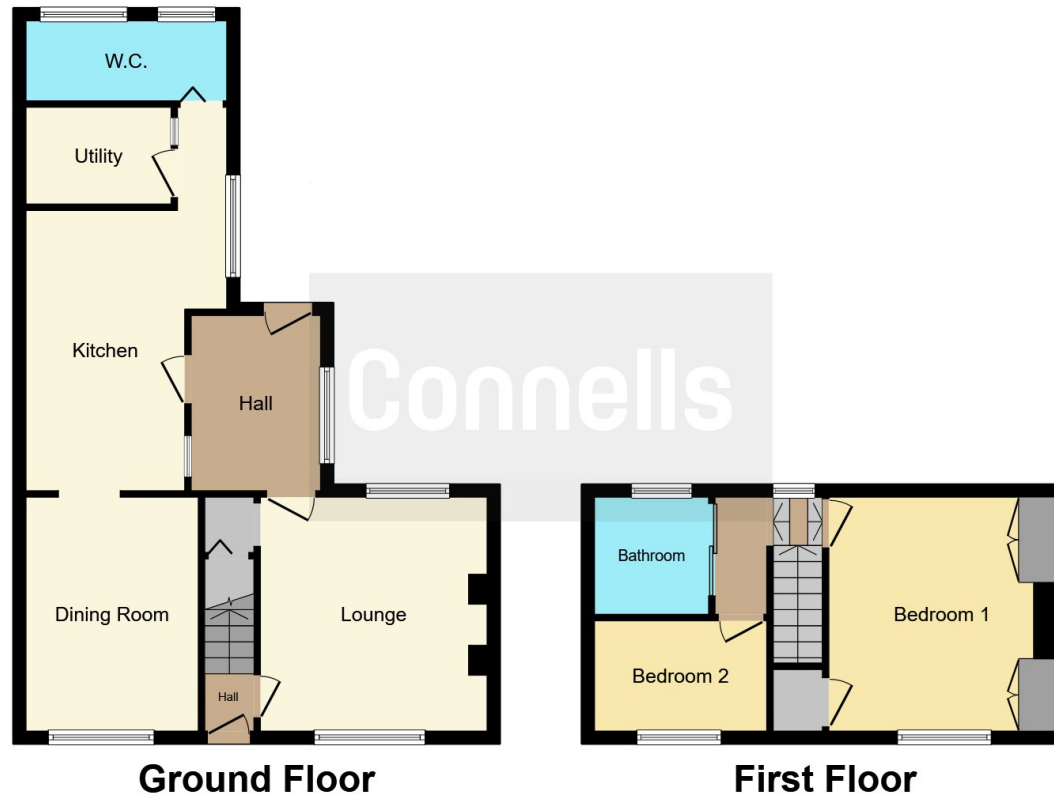
15' 6" x 6' 6" ( 4.72m x 1.98m )

Power, lighting, double glazed windows to the side.









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**

**view this property online [connells.co.uk/Property/DUD312709](http://connells.co.uk/Property/DUD312709)**

Tenure: Freehold



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