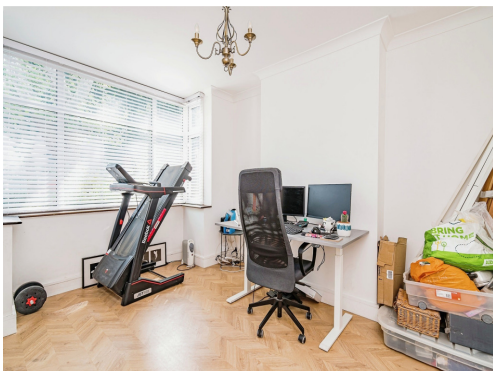




**Connells**

Priory Road  
Dudley



### Property Description

This traditional semi-detached home located closely to Dudley town has been beautifully presented and extensively renovated. It features a rear extension that includes a modern open plan kitchen and dining area, as well as a convenient downstairs shower room. With its spacious and versatile living accommodation, this property is an ideal family home. It is also conveniently located near all amenities, the upcoming tram line, and schools.

### Entrance Porch

Double glazed door to the front..

### Entrance Hall

Double glazed door to the front, central heating radiator, understairs store, stairs to first floor accommodation.

### Cloakroom

Wash hand basin, low level w.c.

### Downstairs Shower Room

Shower cubicle, wash hand basin in vanity unit, low level w.c., heated towel rail, tiling

### Sitting Room

12' 9" into bay x 10' 7" ( 3.89m into bay x 3.23m )

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

### Lounge

12' 8" x 11' 1" ( 3.86m x 3.38m )

Vertical central heating radiator, under floor heating

### Kitchen / Dining Room

16' 7" x 12' 6" ( 5.05m x 3.81m )

Kitchen area to have a fitted kitchen to include a range of wall and base units with work surfaces over, porcelain one and a half bowl sink with mixer tap over, double electric oven & gas hob with cooker hood over, integrated microwave, space for domestic appliances, breakfast bar, double glazed window to the rear, double glazed French Doors To rear, vertical central heating radiator, under floor heating

### Utility

In kitchen, having plumbing for washing machine, stainless steel sink unit with mixer tap over, power, space for domestic appliance,

## First Floor

### Landing

Loft access, double glazed window to the side.

### Bedroom One

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

Double glazed window to the front, central heating radiator.

### Bedroom Two

11' 4" x 10' 9" ( 3.45m x 3.28m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

7' 9" x 7' ( 2.36m x 2.13m )

Double glazed window to the front, central heating radiator.

### Family Bathroom

Jacuzzi bath with mixer tap over, wash hand basin, low level w.c., separate shower cubicle, heated chrome towel rail, tiling, double glazed window to the rear.

### Garage

19' 1" x 11' 2" ( 5.82m x 3.40m )

### Outside

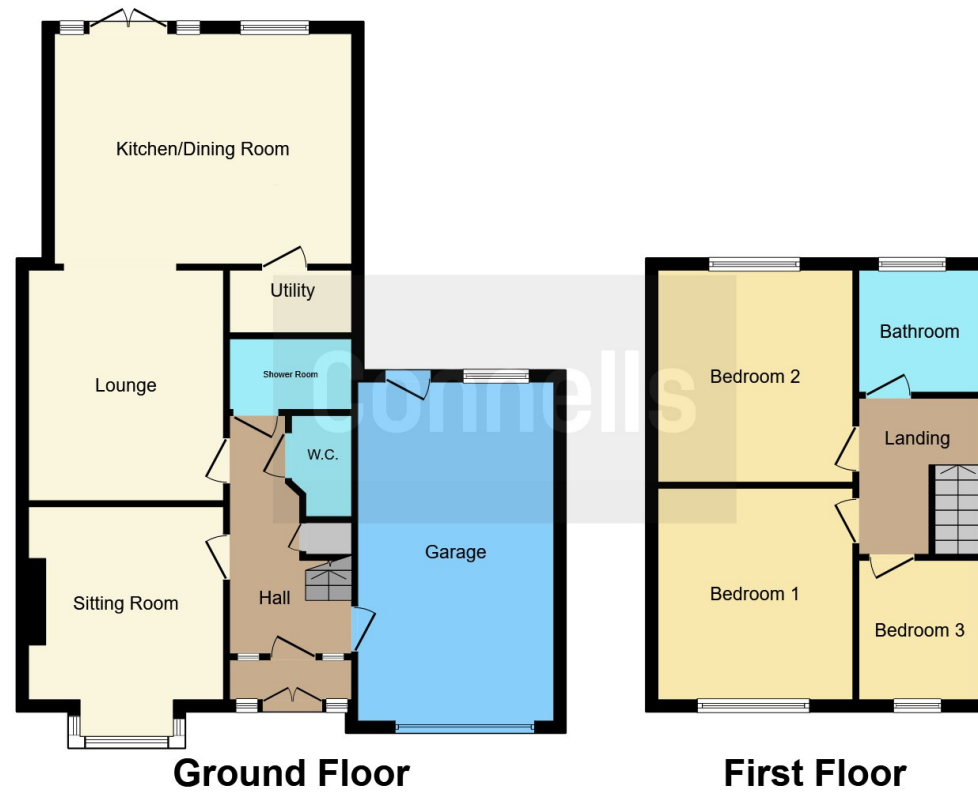
To the front of the property block paved driveway giving off road parking.

Rear garden having slabbed paved patio area, lawned area, 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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**EPC Rating: D**

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Tenure: Freehold



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Property Ref: DUD310522 - 0004