



Connells

Russell Street  
Dudley



## Property Description

This is a unique chance to obtain a six-bedroom semi-detached residence located in the centre of Dudley. The property offers versatile and expansive living space distributed across three levels, currently utilised as a House in Multiple Occupation (HMO), yet perfectly suited for larger families as well. It is well-maintained throughout and has been converted to a high standard of living accommodation, conveniently situated within walking distance of Dudley town centre, Dudley College, and the forthcoming tram line.

### Entrance Hall

Having entrance door to the front, central heating radiator and original tiled floor, stairs to first floor

### Office

14' 1" x 15' 8" ( 4.29m x 4.78m )

Having double glazed bay window to the front elevation, central heating radiator.

### Shower Room

Shower cubicle, wash hand basin

### Lounge

17' 9" into bay x 13' 2" ( 5.41m into bay x 4.01m )

Double glazed bay window to the side elevation , central heating radiator

### Office/ Boiler Room

8' x 7' ( 2.44m x 2.13m )

### Dining Room

12' 6" x 12' ( 3.81m x 3.66m )

Double glazed french doors to side elevation

### Sitting Room

20' 1" x 11' 9" ( 6.12m x 3.58m )

windows to side elevation, central heating radiator and french doors leading to the rear of the property

### Kitchen

15' x 12' ( 4.57m x 3.66m )

A fitted kitchen with a range of wall cupboards and base units, incorporating sink and drainer, gas oven and hob with overhead cooker hood, breakfast bar, open plan utility area, lime stone flooring and a barn style door leading to the rear of the property.

### Shower Room

Suite to comprise wash hand basin, w.c and shower cubicle

### Cellar

14' 1" x 15' 8" ( 4.29m x 4.78m )

Steps down to cellar.

## First Floor

### Landing

stairs to second floor accommodation, window to side elevation, built in store.

### Bedroom One

12' x 12' 7" ( 3.66m x 3.84m )

Double glazed window to the side elevation, central heating radiator,

### Wc

Low level WC

### Bedroom Two

14' 1" into bay x 16' 5" ( 4.29m into bay x 5.00m )

Double glazed bay window to the front elevation, traditional feature fire place.

### Bedroom Three

12' x 12' ( 3.66m x 3.66m )

double glazed window to rear, central heating radiator

### Shower Rooms

two separate shower rooms with shower cubicle, wash hand basin and low level WC

## Second Floor

window to side elevation, built in storage to eaves

## Bedroom Four

13' 10" x 12' 2" ( 4.22m x 3.71m )

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

## Bedroom Five

Sky light window

## Bedroom Six

10' max x 10' ( 3.05m max x 3.05m )

Double glazed window to the side elevation, central heating radiator.

### Wc

Low level WC

### Outside

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

Rear garden having patio area, lawned area with various shrubs

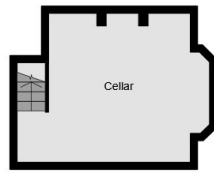
### Agents Note

Prospective Purchasers would have to get advice from Dudley MBC with regard to Council Tax.







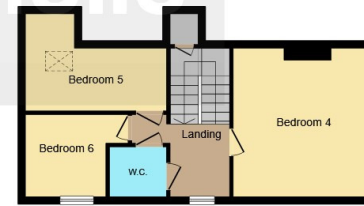


**Ground Floor**

**Cellar**



**First Floor**



**Second Floor**

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**

Tenure: Freehold

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