



Connells

Himley Avenue
Dudley



Property Description

This elegantly presented mid-terraced residence is situated in a highly desirable cul-de-sac in Dudley. It has been meticulously renovated to a high standard, offering an open-plan contemporary living space that is perfect for first-time buyers. The property includes off-road parking, a detached garage, and a landscaped rear garden, providing move-in ready accommodation. Its prime location ensures easy access to local schools, transport links, and Russell's Hall Hospital.

Entrance Porch

Double glazed door to the front, double glazed window to the front.

Entrance Hall

Door to the front, stairs to first floor accommodation, built-in storage cupboard with power, understairs store area, central heating radiator.

Dining Room

11' 8" x 9' 8" (plus bay) (3.56m x 2.95m (plus bay))

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

Kitchen / Lounge Area

18' 8" x 13' 9" (5.69m x 4.19m)

Kitchen Area to have a fitted kitchen to include wall and base units with work surfaces over, porcelain sink & drainer unit with mixer tap over, electric oven & electric hob with extractor over, space for domestic appliances, tiling to splashback, double glazed window to the rear, double glazed door to the rear.

Lounge Area having media wall unit, double glazed window to the rear, central heating radiator, electric fire point.

First Floor

Landing

Loft access.

Bedroom One

12' 8" x 12' (3.86m x 3.66m)

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

Bedroom Two

12' x 10' 7" (3.66m x 3.23m)

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

Bedroom Three

8' x 8' (2.44m x 2.44m)

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

Bathroom

Bath with electric shower & mixer tap, wash hand basin, low level w.c., tiling, built-in airing cupboard housing boiler, double glazed window to the rear.

Outside

To the front of the property driveway giving off road parking, slab path approach to front. Rear garden having slabbed paved patio area, astro turf, further paved area, lawned, wooden built seating area, rear access.

Detached Garage

16' 9" x 9' 3" (5.11m x 2.82m)

Up & over door. (Situated to the rear of the property).

Agents Notes

Under the terms of the Estate Agents Act 1979 (section 21) please note that the Vendor of this property is an associate of an employee of the Connells Group

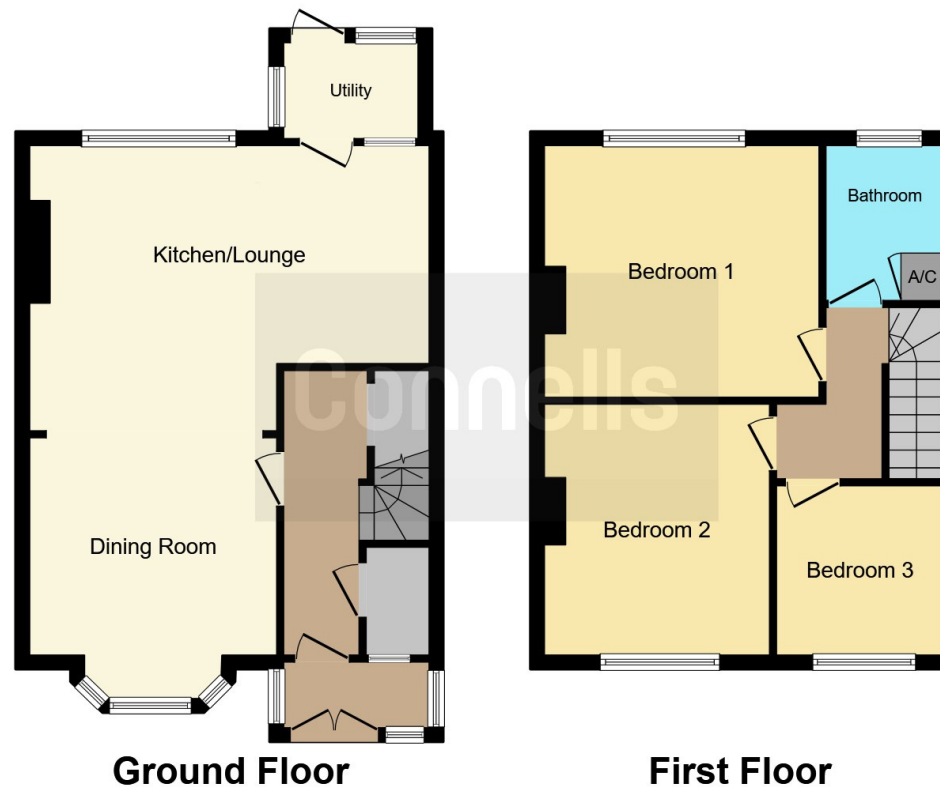
There is an existing Right of Way at the property, please enquire with the branch for further details.

There is a easement on the title, please enquire with the branch









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

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4 & 5 Stone Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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