



Connells

Arch Hill Street
Netherton Dudley



Property Description

This meticulously maintained Victorian mid-terraced residence is situated in the highly desirable area of Netherton. It serves as an ideal family home, free from any upward chain, and boasts generous living areas, comprising two reception rooms and three well-proportioned bedrooms on the first floor. The property retains numerous original character features, such as a Minton tiled floor in the entrance hallway. Additionally, it is conveniently located near various amenities, including shops, schools, and transport links, with a forthcoming tram line enhancing accessibility.

Entrance Porch

Door to the front.

Entrance Hall

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

Lounge

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

Double glazed bay window to the front elevation, electric fire with feature surround, central heating radiator.

Dining Room

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

Double glazed window to the rear, gas fire with feature surround, central heating radiator.

Lobby

10' x 6' (3.05m x 1.83m)

Window & door to the side leading to garden, fitted storage pantry, central heating radiator.

Kitchen

11' 10" x 11' (3.61m x 3.35m)

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with taps over, gas oven & gas hob with extractor over, plumbing for washing machine, tiling to splashback, wall mounted central heating boiler, central heating radiator, window to side elevation.

First Floor

Landing

Sky light window to the rear.

Bedroom One

14' x 13' (4.27m x 3.96m)
Two Double glazed windows to the front,
central heating radiator.

Bedroom Two

13' x 11' (3.96m x 3.35m)
Double glazed window to the rear, fitted
wardrobes, loft access, central heating
radiator.

Bedroom Three

10' 11" x 10' (3.33m x 3.05m)
Double glazed window to the side, central
heating radiator, archway to shower cubicle.

Shower Room

Suite to comprise shower cubicle with
shower, wash hand basin, low level w.c.,
tiling, built-in airing cupboard, double glazed
window to the side.

Rear Garden

Low maintenance rear garden with brick built
store & WC.

Agents Notes

There is a easement on the title. A right of
way exists please contact the branch for
further details









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: C

Tenure: Freehold

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