





York Road  
Dudley DY2 9LS

for sale offers in the region of  
**£250,000**



### Property Description

This elegantly presented and meticulously maintained family residence is located in a highly desirable area of Netherton. The current owners have undertaken renovations and extensions, ensuring the property is ready for immediate occupancy and features a high-quality finish throughout. It boasts four generously sized bedrooms and a spacious kitchen, making it perfect for larger families. Additionally, its prime location provides convenient access to various amenities, transport links, and schools.

### Entrance Hall

Double glazed door to the side, double glazed window to the side, stairs to first floor accommodation, central heating radiator.

### Lounge

19' 9" (max) x 13' 9" (max) ( 6.02m (max) x 4.19m (max) )

Double glazed window to the front, media wall with electric fire, central heating radiator.

### Kitchen

14' x 17' 4" ( 4.27m x 5.28m )

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, sink & drainer unit with mixer tap over, electric oven & electric hob with extractor over, integrated fridge freezer, tiling to splashback.

Utility area with base units with work surfaces over, plumbing for washing machine, breakfast island, central heating radiators, double glazed window to the side, double glazed french doors to the rear, double glazed windows to the rear.

### Downstairs Bathroom

Suite to comprise bath with main shower over, wash hand basin in vanity unit, low level w.c., heated chrome towel rail, double glazed window to the side.

## First Floor

### Landing

Loft access, boiler situated in loft.

### Bedroom One

10' 5" x 9' 7" ( 3.17m x 2.92m )

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

### Bedroom Two

9' 8" x 9' ( 2.95m x 2.74m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

11' 9" x 7' 8" ( 3.58m x 2.34m )

Double glazed window to the rear, central heating radiator.

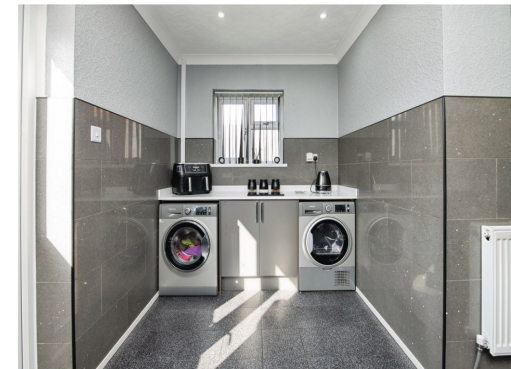
### Bedroom Four

11' x 7' 8" ( 3.35m x 2.34m )

Double glazed window to the front, central heating radiator.

### Outside

Block paved to the front of the property with step approach to front entrance door, side access to rear garden with gravel detail borders. Low maintenance rear garden having concrete print patio area, astro turf, brick stores.



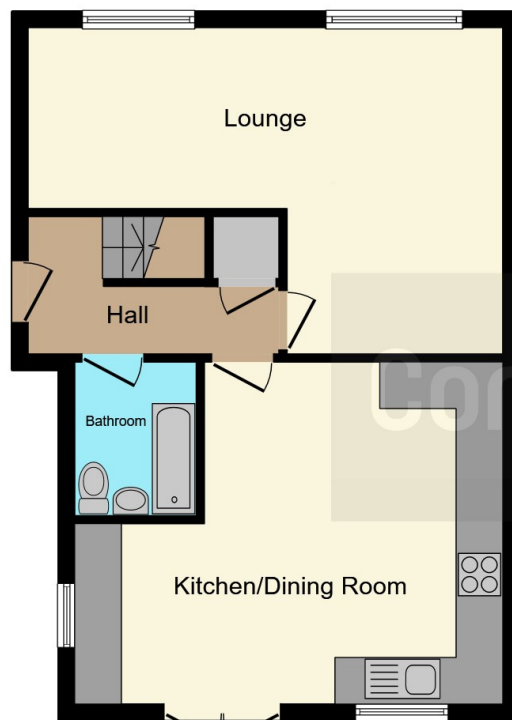












**Ground Floor**



**First 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)

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD313704](http://connells.co.uk/Property/DUD313704)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD313704 - 0008