







## Property Description

This elegantly renovated semi-detached home is located in the highly desirable Russells Hall Estate, making it an ideal choice for first-time buyers seeking move-in ready accommodation. Its prime position offers convenient access to Russells Hall Hospital, Dudley town, the Merry Hill Centre, local schools, and upcoming transport links, including a new tram line.

## Entrance Porch

Double glazed door to the front, double glazed windows to the front & side.

## Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation.

## Lounge

21' 2" x 9' 5" (max) ( 6.45m x 2.87m (max) )

Two double glazed windows to the front elevation, double glazed window to the rear, electric fire with feature surround, two central heating radiators.

## Kitchen

12' x 6' 3" ( 3.66m x 1.91m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with extractor over, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating boiler, double glazed window to the rear, double glazed door to the side.

## First Floor

### Landing

Loft access, double glazed window to the side, built-in airing cupboard.

### Bedroom One

14' 9" x 9' 4" ( 4.50m x 2.84m )

Double glazed window to the front elevation, built-in storage cupboard, central heating radiator.

### Bedroom Two

11' 3" x 10' ( 3.43m x 3.05m )

Double glazed window to the rear, central heating radiator.

### Bathroom

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

### Outside

To the front of the property driveway with gravel detail, slab path approach to front door, lawned area & side access to the rear garden. Rear garden having block paved patio area, step approach to lawned area, brick built store.



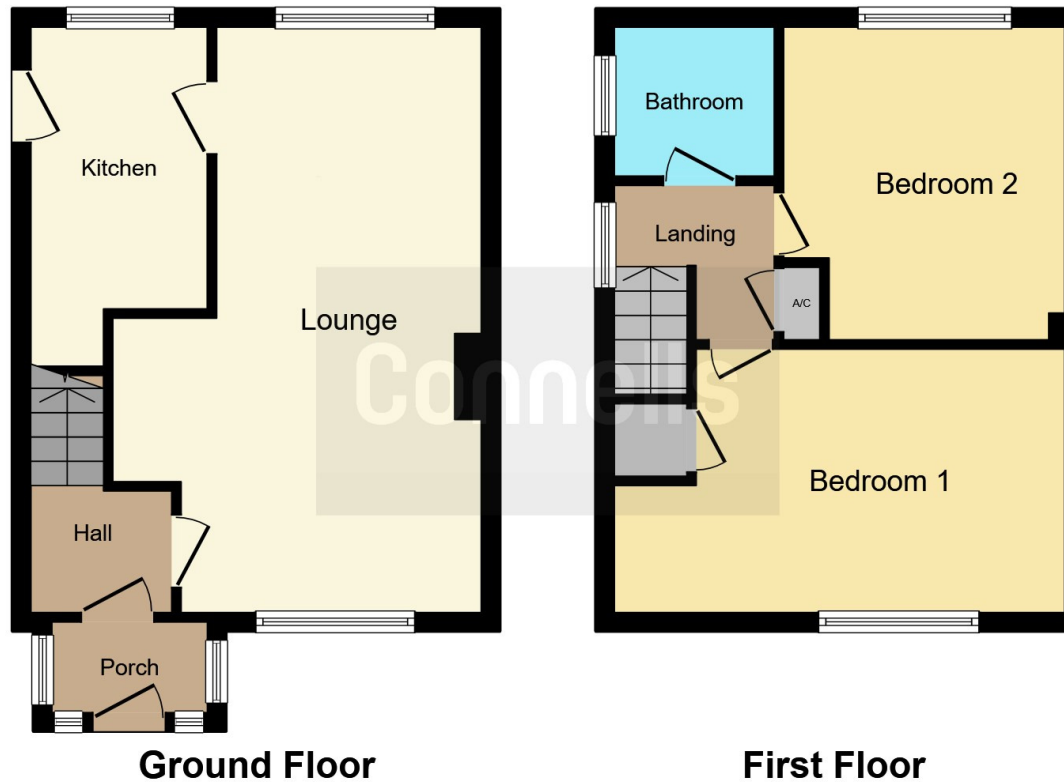












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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4 & 5 Stone Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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