



**Connells**

Chichester Avenue  
Netherton Dudley



### Property Description

This exceptionally distinctive end-of-terrace residence is located in a highly desirable neighbourhood. It features spacious and adaptable living areas, making it an excellent option for families and remote workers alike. The current owners have maintained the property meticulously, which includes the added benefits of off-road parking and a garage. Additionally, its prime location offers convenient access to local amenities, schools, and transport links.

### Entrance Hall

Double glazed door to the front, central heating radiator.

### Bedroom One / Reception Room

15' 2" x 7' 8" ( 4.62m x 2.34m )

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

### Kitchen

15' 2" x 5' 6" ( 4.62m x 1.68m )

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, plumbing for dishwasher, double fridge & double freezer, double glazed window to the front.

### Lounge

17' x 11' 6" ( 5.18m x 3.51m )

Double glazed windows to the rear, double glazed door to the rear, gas fire with feature surround, central heating radiator, stairs to first floor.

### Dining Room

7' 6" x 8' 3" ( 2.29m x 2.51m )

Double glazed window to the rear, central heating radiator.

### Garage

17' 6" x 8' 5" ( 5.33m x 2.57m )

Up & over door to front.



## First Floor

### Landing

Loft access, double glazed window to the side.

### Bedroom Two

11' 3" x 10' 2" ( 3.43m x 3.10m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

11' 9" x 9' 9" ( 3.58m x 2.97m )

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

### Bedroom Four

11' 8" x 6' 9" ( 3.56m x 2.06m )

Double glazed window to the rear, central heating radiator.

### Separate W.C.

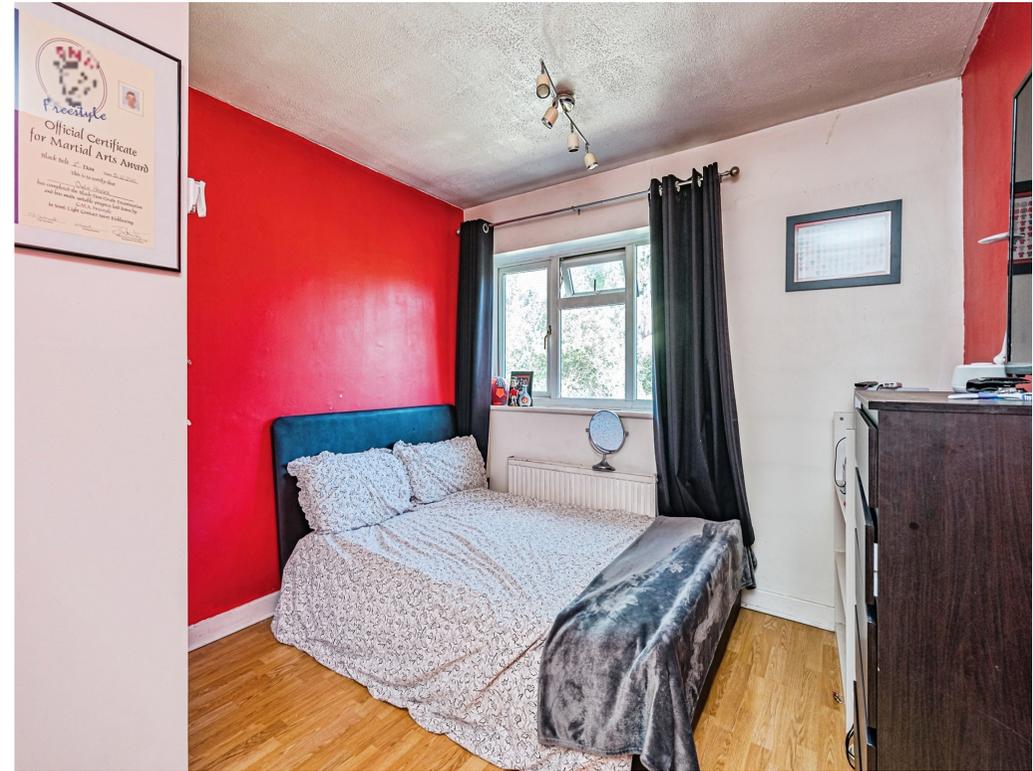
Wash hand basin, w.c.

### Shower Room

Comprising walk-in shower cubicle with main shower, wash hand basin, heated chrome towel rail, double glazed window to the front.

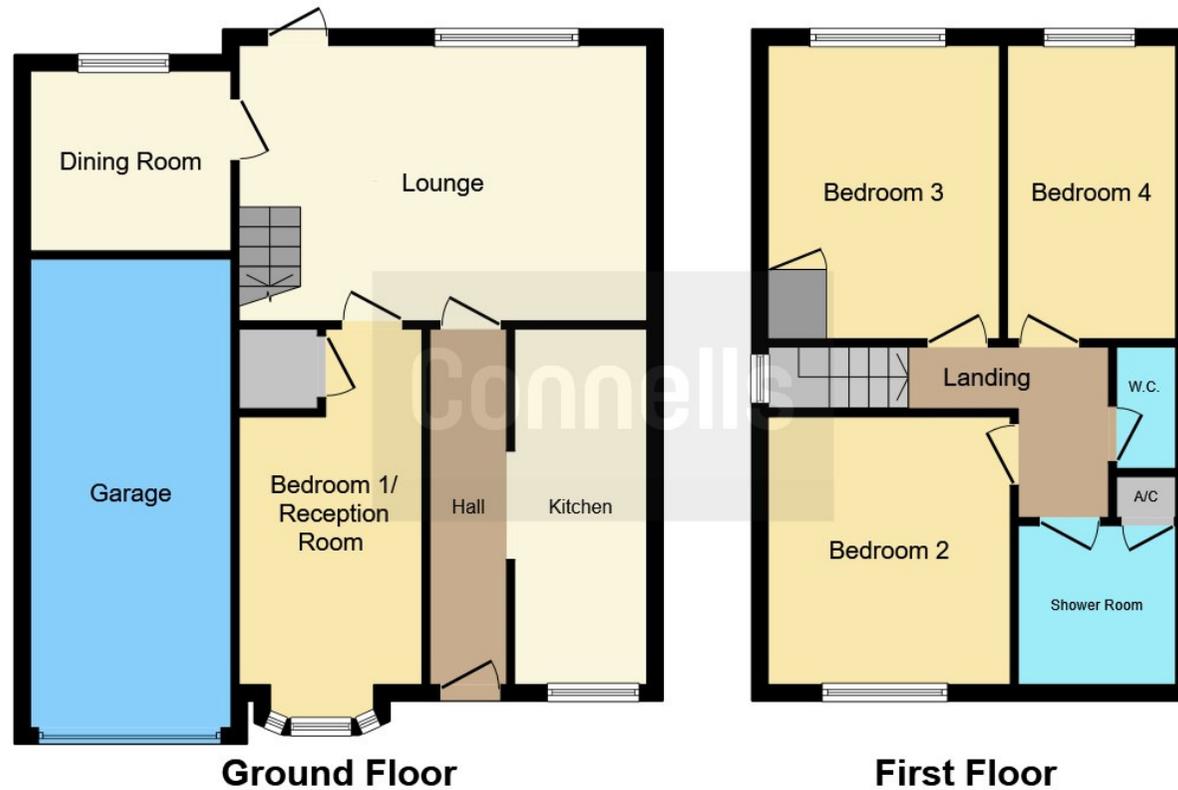
## Outside

To the front of the property tarmac driveway with block paved area. side access to rear garden. Rear garden having slabbed paved patio area, step approach to further lawned area with shrubs & borders to the rear.









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: C Council Tax  
 Band: B

Tenure: Freehold

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