



**Connells**

Ashfield Crescent  
Dudley





### Property Description

This well maintained semi-detached residence is situated in the highly desirable Netherton area and includes the convenience of spacious living accommodation, a rear garden, and a ground-floor WC.

The property features three spacious bedrooms, making it suitable for both first-time buyers and families.

Its prime location offers easy access to local schools, the Merry Hill shopping complex, Russell's Hall Hospital, nearby nature reserves, and the Dudley Canal.

### Entrance Hall

Double glazed door to the front, double glazed window to the front,, stairs to first floor accommodation, built-in understairs storage cupboard.

### Lounge

17' 8" x 9' 6" ( 5.38m x 2.90m )

Double glazed bow window to the front elevation, double glazed french doors to the rear, central heating radiator.

### Kitchen

10' 9" x 10' ( 3.28m x 3.05m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, storage pantry, space for domestic appliances, double glazed window to the rear.

### Utility Room

5' 4" x 4' ( 1.63m x 1.22m )

Base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, double glazed window to the side, double glazed doors to the front & rear.

### W.C.

Low level w.c., wash hand basin, double glazed window to the side.

## First Floor

### Landing

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

### Bedroom One

13' 9" x 10' 9" ( 4.19m x 3.28m )

Double glazed window to the rear, central heating radiator.

### Bedroom Two

10' 8" x 10' ( 3.25m x 3.05m )

Double glazed window to the rear, loft access, central heating radiator.

### Bedroom Three

9' 6" x 7' 6" ( 2.90m x 2.29m )

Double glazed window to the front, central heating radiator.

## Bathroom

Comprising bath with mixer tap over, wash hand basin in vanity unit, low level w.c., tiling, heated towel rail, double glazed window to the side.

## Outside

To the front of the property tarmac foregarden with block paved area, step down approach to front door. Rear garden having patio area, lawned area.



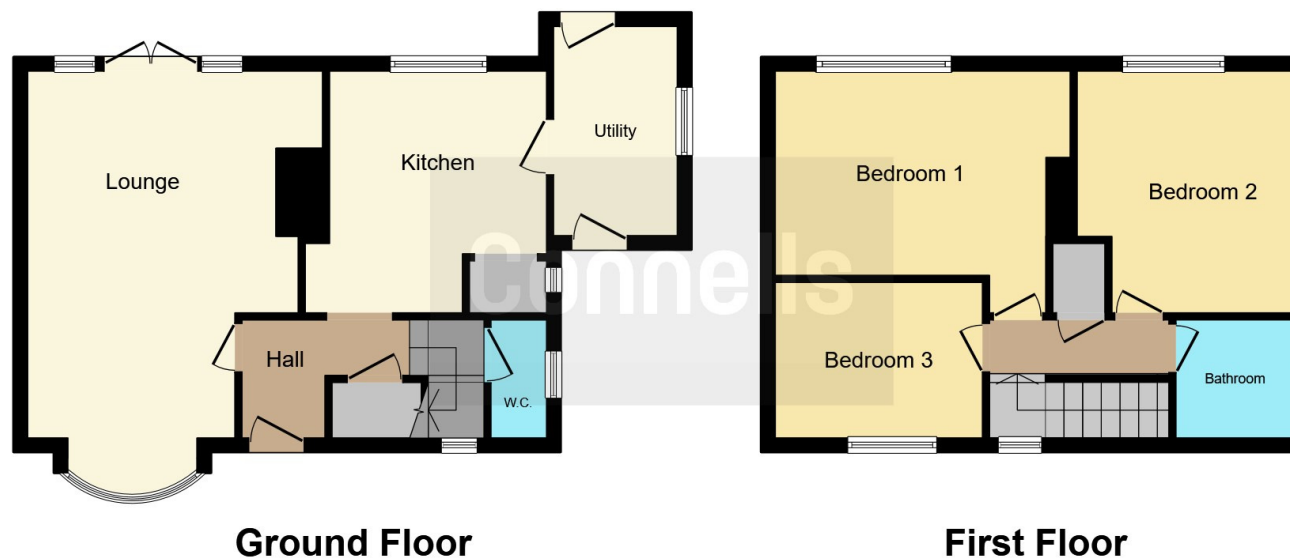












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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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