



Connells

New Road
Dudley

New Road
Dudley DY2 9AZ

for sale offers over
£180,000



Property Description

This expansive and adaptable semi-detached residence spans three levels and is situated near Dudley town centre. It represents an excellent opportunity for families and investors alike, with the added advantage of no upward chain. The property is conveniently positioned close to various amenities, educational institutions, the forthcoming tram line, and retail outlets.

Entrance Hall

Double glazed door to side elevation, stairs to first floor, understairs store.

Lounge

12' 5" x 10' 7" (3.78m x 3.23m)

Double glazed window to front, central heating radiator.

Dining Room

11' 6" x 11' 2" (3.51m x 3.40m)

double glazed window to rear elevation, central heating radiator

Kitchen

16' 2" x 8' 4" (4.93m x 2.54m)

a fitted kitchen to include wall and base units with work surfaces over, sink and drainer unit, gas cooker point, wall mounted boiler, plumbing for washing machine, space for domestic appliances, double glazed window to side elevation, door to side leading to garden

Bathroom

suite to comprise, bath , low level WC, wash hand basin, tiling, heated chrome towel rail, double glazed window to side elevation.



First Floor

Landing

stairs to second floor accommodation, built in storage cupboard

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to front, central heating radiator

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

double glazed window to rear elevation, central heating radiator

Bedroom Three

12' 2" x 6' 9" (3.71m x 2.06m)

double glazed window to rear elevation, central heating radiator



Second Floor

Bedroom Four / Loft Room

12' 5" x 10' 9" (3.78m x 3.28m)

double glazed skylight window to rear, store room, restricted head height

Outside

slabbed rear garden

Agents Notes

The property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.









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

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4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313222



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.

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