

for sale

offers in excess of **£150,000**



Park Road Netherton Dudley DY2 9DD

**** A DECEPTIVELY SPACIOUS TRADITIONAL TERRACE PROPERTY IN THE MUCH SOUGHT AFTER NETHERTON AREA BENEFITING FROM NO UPWARD CHAIN**.** Benefits from two reception rooms, cellar, extended kitchen, two double bedrooms and lovely rear garden,

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Front Reception Room

11' 5" x 11' (3.48m x 3.35m)

Double glazed entrance door to the front elevation, double glazed window to the front, gas fire with feature surround, t.v. point, central heating radiator.

Cellar

10' 4" x 10' 1" (3.15m x 3.07m)

Storage cupboard, lighting.

Rear Reception Room

11' 8" x 11' 1" (3.56m x 3.38m)

Double glazed window to the rear, stairs to first floor accommodation, t.v. point, central heating radiator.

Kitchen

15' 4" x 10' 3" (4.67m x 3.12m)

A fitted kitchen to include wall and base units with work surfaces over, one and a half bowl sink & drainer unit, electric oven & gas hob, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating boiler, tiled floor, double glazed window to the side, door to the side entry.

Lobby

With door to

Shower Room

Suite to comprise shower cubicle, wash hand basin, low level w.c., central heating radiator, double glazed window to the side.



First Floor

Landing

Bedroom One

13' 5" x 11' 8" (4.09m x 3.56m)

Two double glazed windows to the front elevation, central heating radiator.

Bedroom Two

11' 8" x 11' (3.56m x 3.35m)

Double glazed window to the rear, central heating radiator.

Outside

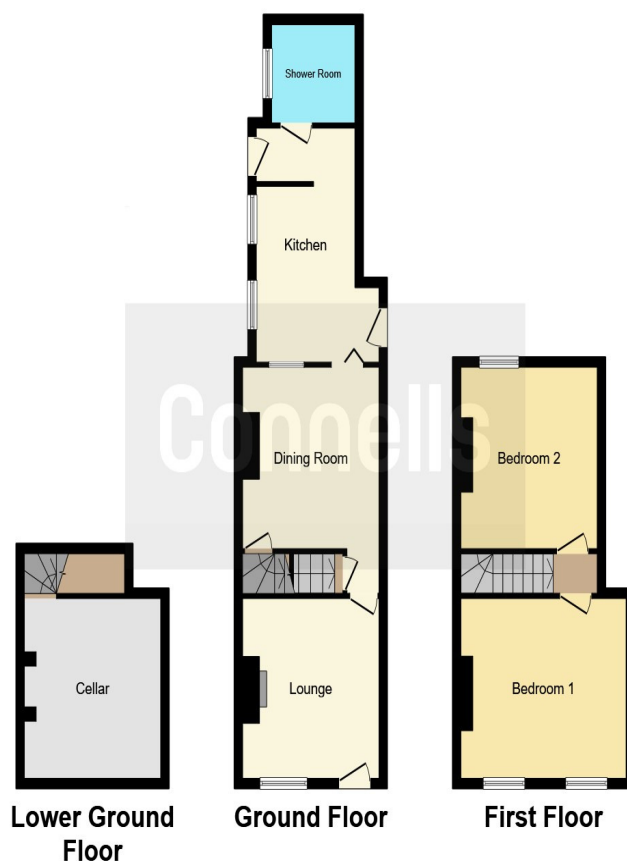
Rear garden having mainly gravel area with decking paved patio area.

Agents Notes

Private Right of Way

There is a easement on the title, please enquire with the branch.





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

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD313621 - 0004

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/DUD313621



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