



**Connells**

Baptist End Road  
Netherton Dudley





### Property Description

This well-maintained semi-detached home is ideally situated in the heart of Netherton and is offered with no upward chain. The property features move-in ready living spaces, making it an excellent choice for first-time buyers and families alike. Its prime location provides easy access to a variety of amenities, transport links, schools, and Russell's Hall Hospital, enhancing its appeal for potential residents.

### Kitchen

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double glazed door to the front elevation, stairs to first floor accommodation, fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, gas cooker, plumbing for washing machine, wall mounted central heating boiler, central heating radiator.

### Lounge / Dining Room

16' 4" x 10' 10" ( 4.98m x 3.30m )

Double glazed window to the rear elevation, double glazed door to the rear leading to garden, built-in storage cupboard, electric fire with feature surround .



## First Floor

### Landing

Loft access, storage cupboard.

### Bedroom One

11' x 9' 10" ( 3.35m x 3.00m )

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

### Bedroom Two

10' 10" x 8' 2" ( 3.30m x 2.49m )

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., tiling, central heating radiator, double glazed window to the side.

### Outside

To the front of the property tarmac driveway giving off road parking, slabbed path approach to front door, side access to rear garden. Rear garden having paved patio area, lawned area.

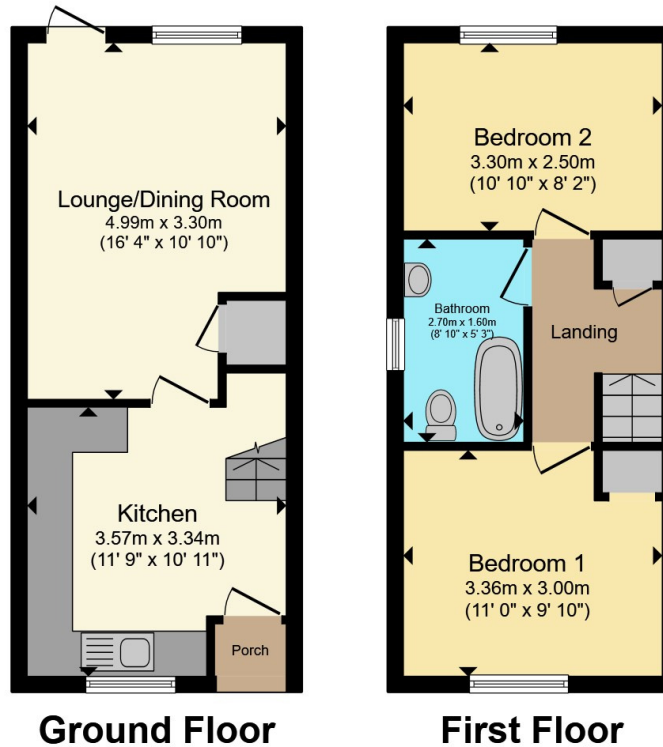












Total floor area 57.7 m<sup>2</sup> (621 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
DUDLEY DY1 1NS

EPC Rating: E Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314370](http://connells.co.uk/Property/DUD314370)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD314370 - 0002