



Connells

Knowle Hill Road
Dudley



Property Description

This beautifully maintained semi-detached residence, situated in the vibrant heart of Netherton, reflects the careful attention of its current owner. With a well-appointed kitchen and a landscaped rear garden, the property is ready for immediate occupancy and is positioned on a generous corner plot, making it an ideal option for first-time buyers. Its prime location provides easy access to Netherton High Street, the Merry Hill Centre, Saltwells Nature Reserve, and Lodge Farm Reservoir.

Entrance Hall

Double glazed door to the front, double glazed window to the side, stairs to first floor accommodation, understairs storage cupboard, central heating radiator.

Lounge

14' 9" (into bay) x 13' 8" (4.50m (into bay) x 4.17m)

Double glazed bay window to the front, electric fire with feature surround, central heating radiator. Archway leading to dining room.

Dining Room

10' 8" x 10' 3" (3.25m x 3.12m)

Double glazed french doors to the rear, central heating radiator.

Kitchen

10' 2" x 8' 10" (3.10m x 2.69m)

A fitted kitchen to include wall and base units with work surfaces over, porcelain sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, space for domestic appliances, tiling to splashback, double glazed window to the side elevation.

Utility Room

8' 2" x 5' 7" (2.49m x 1.70m)

Plumbing for washing machine, central heating radiator, double glazed door to the side elevation.

Shower Room

Walk-in shower with electric shower, wash hand basin, low level w.c., central heating radiator, double glazed window to the rear elevation.

First Floor

Landing

Loft access, storage cupboard housing boiler, double glazed window to the side.

Bedroom One

13' 5" x 12' (4.09m x 3.66m)

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

Bedroom Two

10' 11" x 10' 5" (3.33m x 3.17m)

Double glazed window to the rear elevation, fitted wardrobes, central heating radiator.

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

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

Shower Room

Comprising shower cubicle with main shower, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the rear.

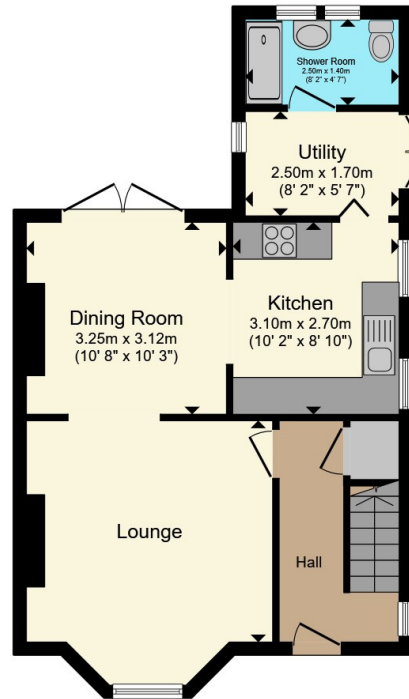
Outside

To the front of the property driveway giving off road parking, side access to rear garden. Rear garden having patio area, astro turf, shrubs & borders.

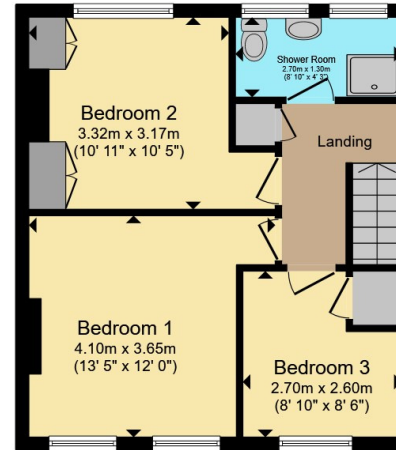








Ground Floor



First Floor

Total floor area 92.1 m² (992 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



To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: Awaited
Council Tax Band: A

Tenure: Freehold

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