



Russells Hall Road, Dudley DY1 2JN



welcome to

Russells Hall Road, Dudley

VIEWINGS ARE HIGHLY RECOMMENDED! Call to secure your viewing at this two bedroom semi-detached home. A great opportunity for those looking to get on the ladder. Located just outside of DudleyTown Centre having and access to Russells Hall Hospital, local transport links, amenities and playing fields.

Entrance Hall

Having central heating radiator.

Lounge

18' 6" x 11' 11" (5.64m x 3.63m)

Double glazed window to front, stairs leading to first floor accommodation, fire surround with hearth which is suitable for an electric fire and two central heating radiators.

Kitchen/ Diner

25' 11" x 11' 1" (7.90m x 3.38m)

Double glazed window to rear, wall and base level units, sink with mixer tap, built in oven and hob, space for washing machine, space for fridge/freezer, storage, door to utility and sliding door to rear.

Utility Room

20' 1" x 7' 3" (6.12m x 2.21m)

Having base units, space for fridge, door to front and rear and door to bathroom.

Downstairs Bathroom

10' 3" x 3' 11" (3.12m x 1.19m)

Having obscure window to front, full sized bath, wash hand basin, WC and spotlights.

Landing

Having loft access.

Bedroom One

11' 6" x 10' 6" (3.51m x 3.20m)

Double glazed window to front, storage and central heating radiator.

Bedroom Two

12' x 9' 3" (3.66m x 2.93m)

Double glazed window to rear and central heating radiator.

Wet Room

9' 4" x 5' 5" (2.84m x 1.65m)

Having obscure window to side, electric shower, wash hand basin, WC, boiler and central heating radiator.

Front

Having driveway with ample parking.

Rear Garden

A tiered garden with patio, raised beds, tap, shed and door leading to utility area.

Agents Notes

Council Tax Band: B

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved





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Russells Hall Road, Dudley

- EXTENDED SEMI-DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
- UPSTAIRS WETROOM
- KITCHEN / DINER

Tenure: Freehold EPC Rating: D

offers in the region of

£190,000



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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Property Ref:
DLY104879 - 0006

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01384 238779



dudley@shipways.co.uk



216 High Street, DUDLEY, West Midlands, DY1 1PB



shipways.co.uk

