







### Property Description

This meticulously maintained semi-detached residence is situated in the highly desirable Russell's Hall estate. It presents an excellent opportunity for both first-time buyers and families, conveniently located near various amenities, schools, Russell's Hospital, and the Merry Hill Centre. The property boasts the advantage of no upward chain, ensuring it is ready for immediate occupancy. Additionally, it features a garage, off-road parking, and three generously sized bedrooms.

### Entrance Hall

Door to the side, window to the side.

### Lounge

16' 2" x 10' 5" ( 4.93m x 3.17m )

Double glazed window to the front elevation, stairs to first floor accommodation, central heating radiator.

### Dining Room

13' 7" x 11' 4" ( 4.14m x 3.45m )

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

### Kitchen

7' 5" x 8' ( 2.26m x 2.44m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit, gas cooker point, extractor hood, plumbing for washing machine, space for domestic appliances, built-in storage pantry, double glazed window to the rear.



## First Floor

### Landing

Double glazed window to the side.

### Bedroom One

12' 2" x 10' 9" ( 3.71m x 3.28m )

Double glazed window to the rear, central heating radiator.

### Bedroom Two

10' 5" x 8' 8" ( 3.17m x 2.64m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

9' 8" x 7' ( 2.95m x 2.13m )

Double glazed window to the side, central heating radiator.

### Shower Room

Shower cubicle, wash hand basin, low level w.c., tiling, airing cupboard housing boiler, double glazed window to the side.

### Garage

18' 7" x 8' ( 5.66m x 2.44m )

Door to the front, door to the side leading to garden, light.

## Outside

To the front of the property driveway giving off road parking, lawned area with shrubs & borders, side access to rear garden. Rear garden having paved patio area, path approach to further garden with various shrubs & borders, greenhouse.



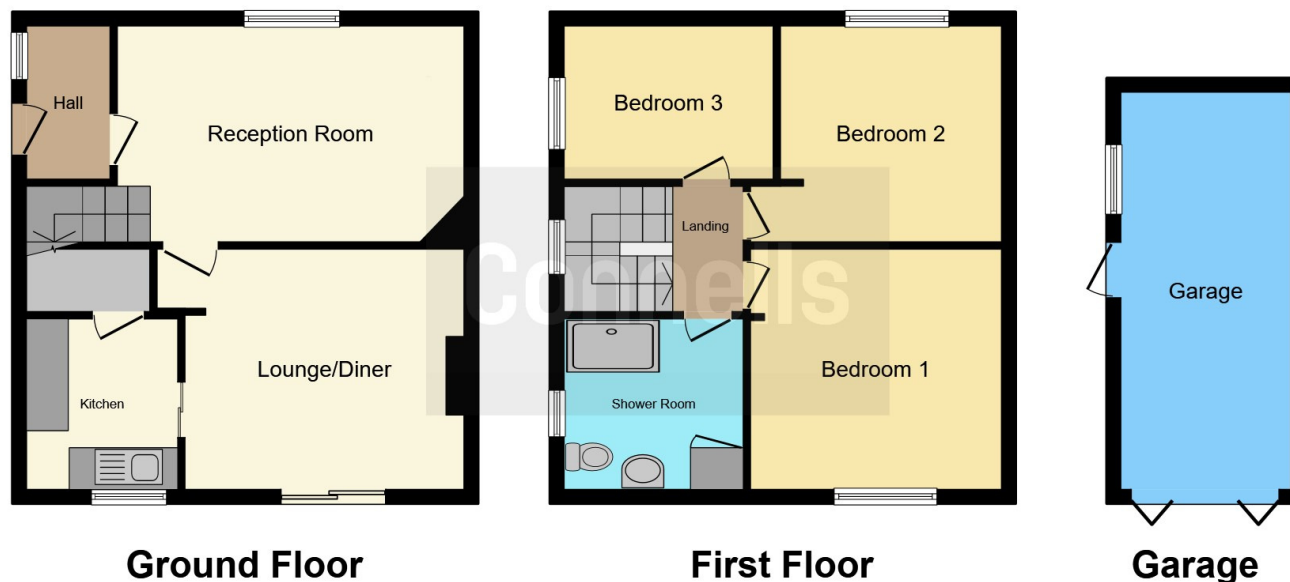












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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