



Connells

Northfield Road
Netherton, Dudley



Property Description

This meticulously maintained townhouse provides ample and adaptable living areas, making it an ideal choice for first-time buyers and families seeking a move-in-ready home. The property features a generous lounge, a contemporary fitted kitchen, and three double bedrooms, including an en suite for the master bedroom along with a dressing area. Additionally, there is gated parking available for residents at the rear, subject to charges. Its prime location near Netherton High Street, Russell's Hall Hospital, Merry Hill Centre, the upcoming tram line, and Netherton Park further enhances its appeal.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Ground Floor

Entrance Hall

Double glazed door to front elevation, stairs to first floor accommodation.

Kitchen

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric oven gas hob with extractor hood over, integrated fridge/freezer, washing machine, dishwasher, central heating radiator, double glazed window to front elevation.

Lounge / Dining Room

Double glazed french doors to rear leading to garden, double glazed windows to rear elevation, central heating radiator, built in under stairs storage cupboard.

Cloakroom

low level WC, wash hand basin in vanity unit, heated chrome towel rail, double glazed window to side elevation.

First Floor

Landing

stairs to second floor accommodation, built in storage cupboard housing boiler.

Bedroom Two

Double glazed windows to front elevation, central heating radiator.

Bedroom Three

Double glazed windows to rear elevation, central heating radiator, fitted wardrobe.

Bathroom

Suite to comprise bath with mains shower over, low level wc, wash hand basin, heated towel rail, tiling, double glazed window to side elevation, extractor fan.

Second Floor

Bedroom One

Double glazed window to front elevation, central heating radiator.

Dressing Room

Double glazed window to rear elevation, fitted wardrobes.

En Suite

Shower enclosure, low level WC, wash hand basin, extractor fan, tiling

Outside

Paved path approach to front door.

Rear garden having paved patio area, lawn area, decking and rear access to parking

Communal gated parking area, access via adjoining street for private use for residents.

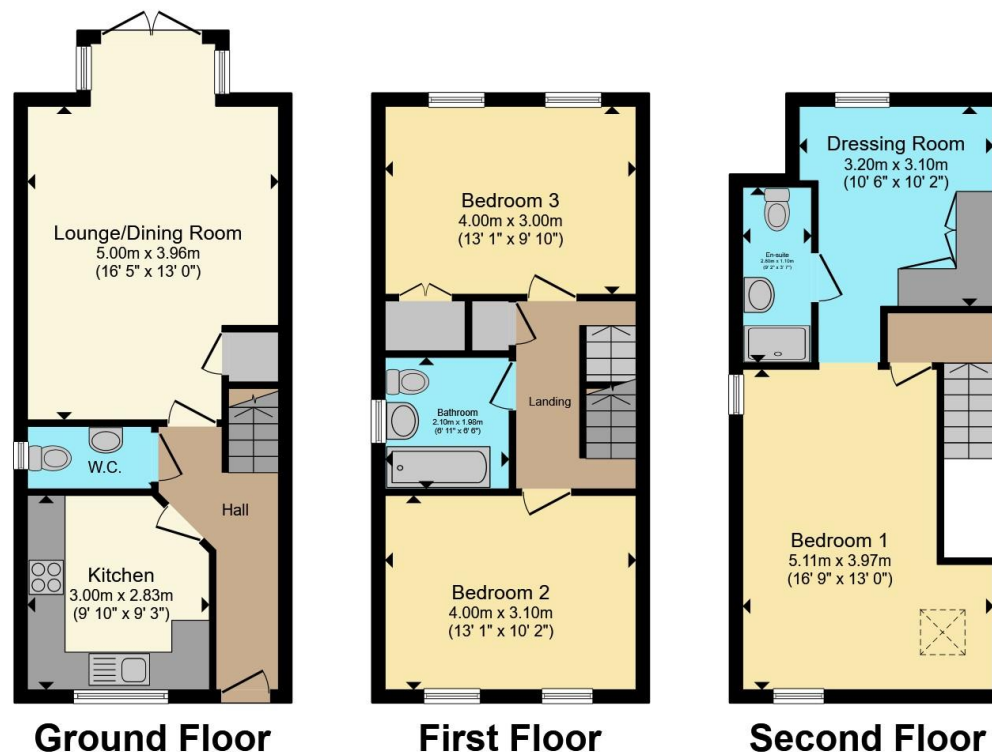
Managed Freehold

The sellers advise that they pay £360.00 per annum as a contribution towards parking area.









Total floor area 112.4 m² (1,210 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

Connells

To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD315034



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