



**Connells**

Nith Place  
Dudley



## Property Description

This semi-detached home, beautifully presented and significantly upgraded to a high standard, is situated in a sought-after residential area of Dudley. The current owners have demonstrated an exceptional attention to detail, creating an ideal living space for both downsizers and first-time buyers. Additionally, the property boasts a prime location, conveniently close to Dudley town centre, transport links, local schools, Dudley College, and Russells Hall Hospital.

## Entrance Hall

Double glazed composite door to the front , stairs to first floor accommodation, electric storage heater.

## Lounge

14' 8" x 9' 11" ( 4.47m x 3.02m )

Double glazed window to the front, electric heater, electric fire with feature fire surround.

## Kitchen

13' 5" x 9' 2" ( 4.09m x 2.79m )

A fitted kitchen to include a range of wall and base units with roll top work surfaces over, sink & drainer unit, electric oven & electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances, down lighters, double glazed window to the rear, double glazed door to the side elevation leading to garden.

## First Floor

### Landing

Loft access, airing cupboard.

### Bedroom One

13' 1" x 9' 7" ( 3.99m x 2.92m )

Double glazed window to the front, electric heater.

### Bedroom Two

14' 2" x 6' 7" ( 4.32m x 2.01m )

Double glazed window to the rear, electric heater.

### Bathroom

Suite to comprise bath with shower over, wash hand basin in vanity unit, low level w.c., tiling, extractor fan, double glazed window to the rear.

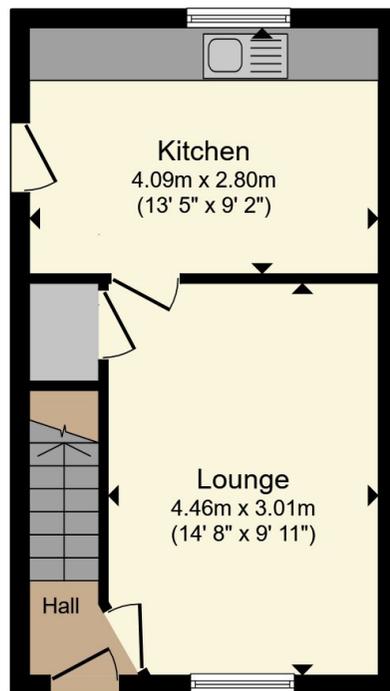
### Outside

To the front of the property tarmac driveway giving off road parking, slated gravel detail, side access to rear garden. Low maintenance rear garden having slabbed paved area with step approach to gravel & slate detail garden area.

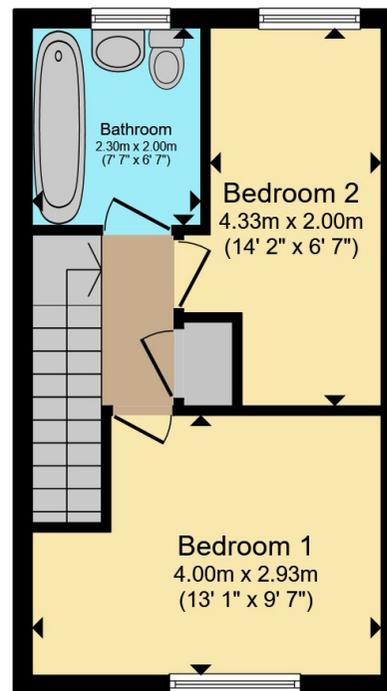








**Ground Floor**



**First Floor**

Total floor area 58.9 m<sup>2</sup> (634 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)



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

Tenure: Freehold

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