



**Connells**

Ashfield Crescent  
Dudley



### Property Description

This well maintained semi-detached residence is situated in the highly desirable Netherton area and includes the convenience of spacious living accommodation, a rear garden, and a ground-floor WC.

The property features three spacious bedrooms, making it suitable for both first-time buyers and families.

Its prime location offers easy access to local schools, the Merry Hill shopping complex, Russell's Hall Hospital, nearby nature reserves, and the Dudley Canal.

### Entrance Hall

Double glazed door to the front, double glazed window to the front,, stairs to first floor accommodation, built-in understairs storage cupboard.

### Lounge

17' 8" x 9' 6" ( 5.38m x 2.90m )

Double glazed bow window to the front elevation, double glazed french doors to the rear, central heating radiator.

### Kitchen

10' 9" x 10' ( 3.28m x 3.05m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, storage pantry, space for domestic appliances, double glazed window to the rear.

### Utility Room

5' 4" x 4' ( 1.63m x 1.22m )

Base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, double glazed window to the side, double glazed doors to the front & rear.

### W.C.

Low level w.c., wash hand basin, double glazed window to the side.

## First Floor

### Landing

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

### Bedroom One

13' 9" x 10' 9" ( 4.19m x 3.28m )

Double glazed window to the rear, central heating radiator.

### Bedroom Two

10' 8" x 10' ( 3.25m x 3.05m )

Double glazed window to the rear, loft access, central heating radiator.

### Bedroom Three

9' 6" x 7' 6" ( 2.90m x 2.29m )

Double glazed window to the front, central heating radiator.

## Bathroom

Comprising bath with mixer tap over, wash hand basin in vanity unit, low level w.c., tiling, heated towel rail, double glazed window to the side.

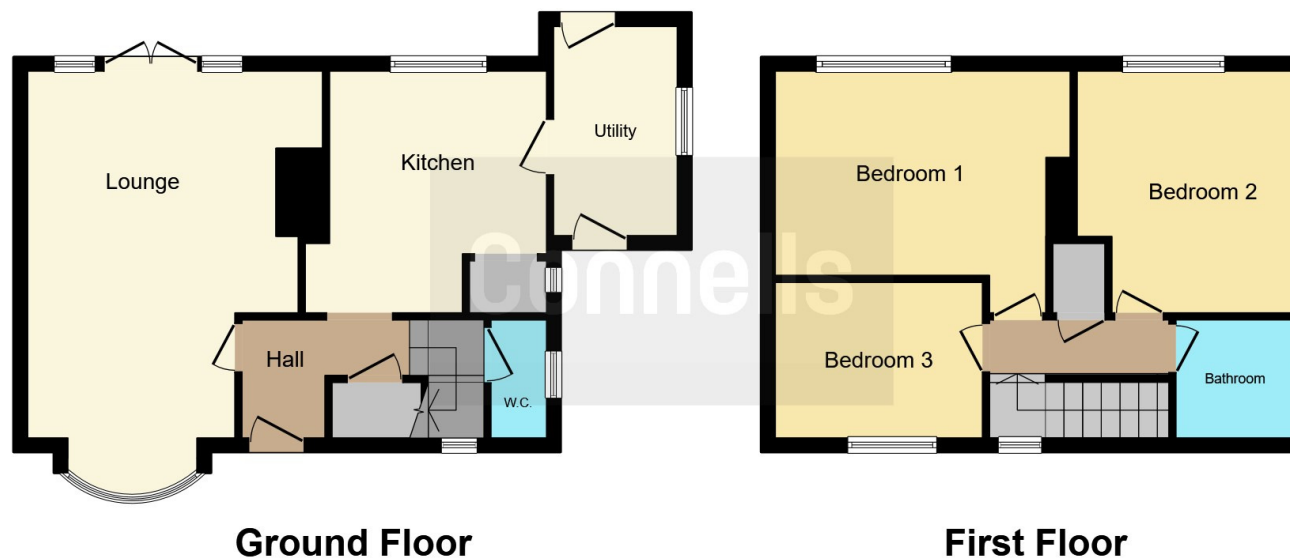
## Outside

To the front of the property tarmac foregarden with block paved area, step down approach to front door. Rear garden having patio area, lawned area.









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

Tenure: Freehold

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