



**Connells**

Laburnum Road  
Dudley



### Property Description

This appealing property is ready for immediate occupancy and has been fully modernised, featuring a new central heating boiler. The accommodation includes an entrance hallway, a lounge, a newly fitted kitchen diner, and a ground floor bathroom that has also been updated. On the first floor, there are three spacious bedrooms along with a convenient first-floor WC. Externally, the property has lawned gardens at both the front and rear.

### Bathroom

Suite comprising paneled bath with electric shower over and glass shower screen, wash hand basin in vanity unit, llwc, tiling, chrome heated towel rail, down lights, window to side.

### Entrance Hall

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

### Lounge

13' 11" x 11' 11" ( 4.24m x 3.63m )

Glazed window to front elevation, electric fire with feature surround, radiator.

### Kitchen Diner

18' 3" x 8' 4" ( 5.56m x 2.54m )

Refitted kitchen comprises a range of wall and base gloss units with work surfaces over, drainer sink unit, electric oven with gas hob and extractor, breakfast bar, space for domestic appliances, tiling to splash back, down lights, radiator, wall mounted central heating boiler in cupboard, glazed windows and door to the rear.



## First Floor

### Landing

Loft access, glazed window and airing cupboard.

### Bedroom One

11' 8" x 11' 8" ( 3.56m x 3.56m )

Glazed window to the rear , radiator.

### Bedroom Two

12' 5" x 9' 9" ( 3.78m x 2.97m )

Glazed window to the front , radiator.

### Bedroom Three

7' 11" x 8' 3" ( 2.41m x 2.51m )

Glazed window to the rear, radiator.

### W.C.

Suit comprising llwc, wash hand basin. tiling , radiator. glazed window to the front.

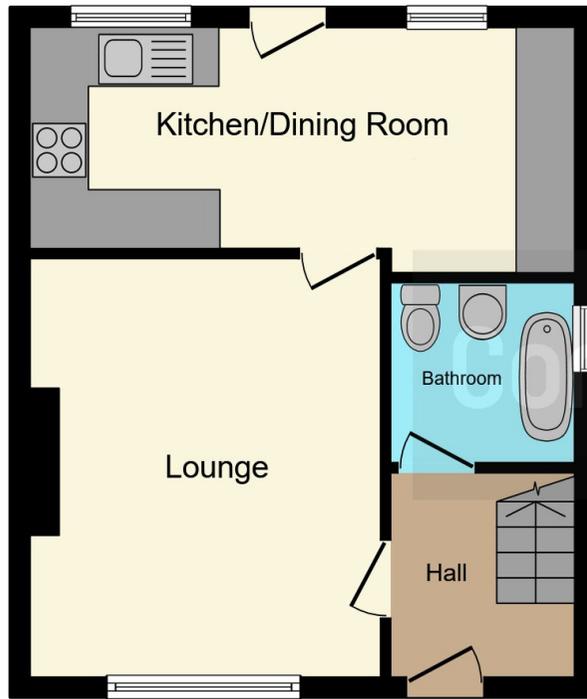
### Outside

Front elevation has a lawned fore garden and to the rear elevation a paved patio area with a lawned garden shed and a gate giving side access.

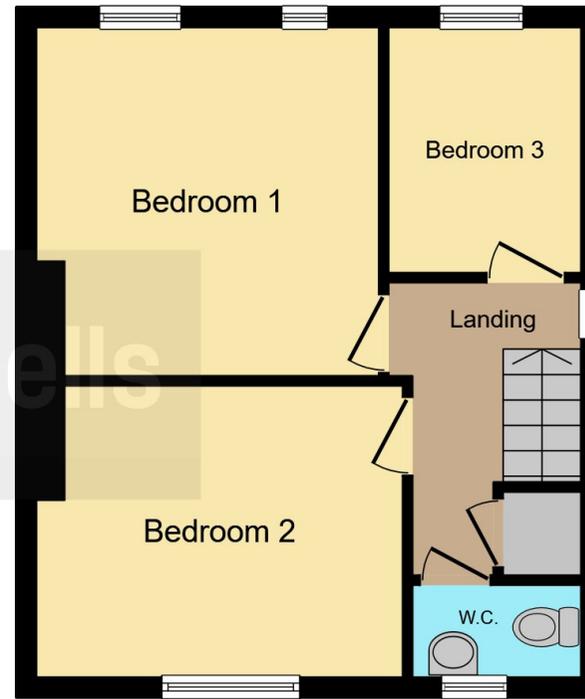








**Ground Floor**



**First Floor**

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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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