



The  
**LEE, SHAW**  
Partnership

Russells Hall Road  
Dudley



## IDEAL FOR FIRST TIME BUYERS

This beautifully presented 3 Bedroom semi-detached family home offers surprisingly spacious accommodation throughout, making it ideal for first time buyers or those looking to downsize!

Russells Hall Road is situated on the popular 'Russells Hall Estate' and is conveniently located for a range of local amenities and public transport links. The property is also within close proximity to Russells Hall Hospital and Merry Hill Shopping Centre.

With gas central heating, UPVC double glazing and accommodation comprising; Reception Hall, Dining Room, Lounge, Kitchen, Landing, 3 Bedrooms, WC, Bathroom and rear Garden.

**OVERALL, THIS WELL PRESENTED FAMILY HOME IS SITUATED IN AN IDEAL LOCATION! - EARLY VIEWING IS HIGHLY RECOMMENDED.**

On the Ground Floor, there is a Reception Hall with a UPVC front door, stairs to First Floor Landing and doors to;





# 3 WELL PROPORTIONED BEDROOMS

The Dining Room is situated at the front of the property and features a bay window along with double doors opening into the Lounge. The Lounge benefits from an electric fire with a brick surround and doors leading out to the rear Garden.

The Kitchen is fitted with white shaker style wall and base cupboards, worktops with inset sink and drainer, splashback tiles, built in oven and hob with extractor fan above and space for appliances. Furthermore, there is understairs storage with cupboards and space for an appliance. From the Kitchen there is a door leading out to the rear Garden.

To First Floor, the Landing has loft access and doors to;

There are 3 well proportioned Bedrooms, of which Bedroom 1 has built in wardrobes. The House Bathroom is fitted with a white suite comprising; bath with electric shower over, hand basin, storage cupboard which houses the 'Ideal' boiler, radiator and partly tiled walls. There is a separate WC.





## PRIVATE REAR GARDEN

Externally, the private rear Garden enjoys a paved patio with steps to lawn beyond. There is an additional paved patio which is currently being used as a seating area with a side gate to an enclosed paved area. Throughout the Garden, there are mature shrubs, planting and trees, garden store/shed and side access.

To the front, there is a tarmac driveway which provides off road parking.

Tenure: Freehold.

Construction: Brick with pitched tiled roof.

Services: All main services are connected.

Broadband/Mobile Coverage: visit:  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

Council Tax Band: B





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**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on [www.leeshaw.com/downloads/referral-fees.pdf](http://www.leeshaw.com/downloads/referral-fees.pdf)

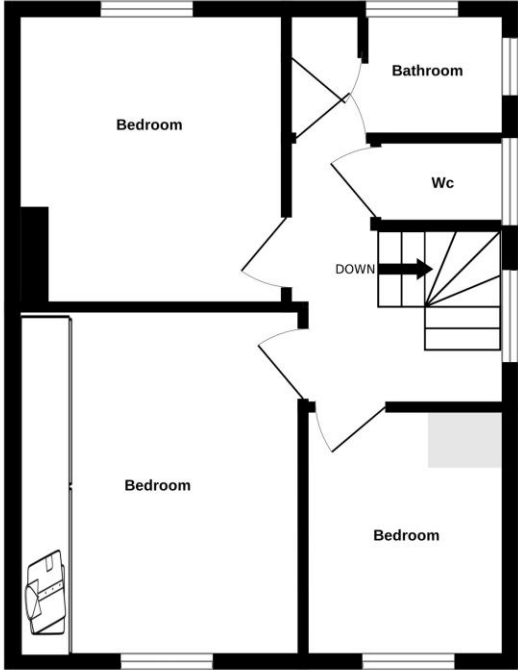
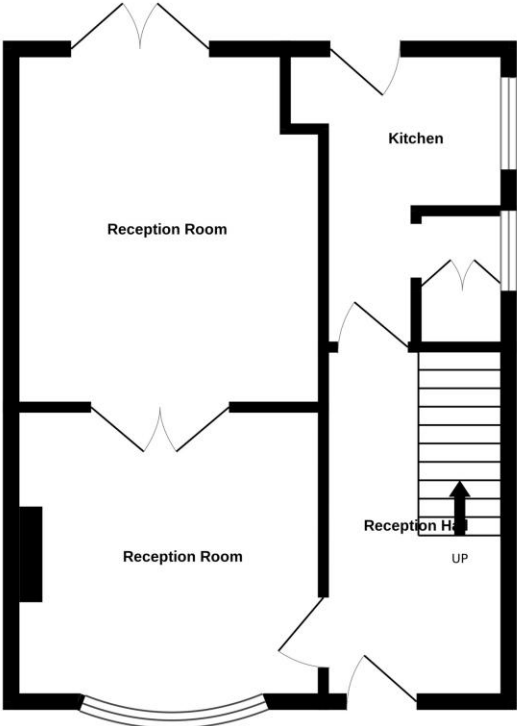


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

1st Floor

**Measurements:**  
 Dining Room: 3.3m x 3.1m  
 Lounge: 3.7m x 3.4m  
 Kitchen: 3.8m x 2.3m  
 Bedroom: 3.7m x 2.6m (to wardrobe)  
 Bedroom: 3.6m x 3.2m  
 Bedroom: 2.7m x 2.2m  
 WC: 1.5m x 0.8m  
 Bathroom: 2.3m x 1.3m



# FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only  
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VALUE. SELL. LET.

**Selling Agents: The Lee, Shaw PARTNERSHIP**

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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions [chehttps://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL\\_008-Complaints-Policy.pdf](https://nisgroup.co.uk/wpcontent/uploads/2025/08/TPOL_008-Complaints-Policy.pdf)cks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.