



Connells

Kent Street  
Dudley



## Property Description

This charming property features a spacious frontage with a driveway that provides off-road parking and leads to an integral garage. Entering through the side elevation, you are greeted by a welcoming hallway that flows into a fitted kitchen with a dining area. The generous lounge and dining room boast French doors that open onto the garden patio, creating a seamless indoor-outdoor living experience. On the first floor, an attractive hallway leads to three comfortable bedrooms and a family bathroom equipped with both a bath and a separate shower cubicle. The garage includes a utility area and the convenience of a downstairs W.C. The well-maintained rear garden is a delightful retreat, adorned with a lush lawn, vibrant plants, and shrubs.

## Entrance Hall

Double glazed entrance door to the side elevation, double glazed window to the side elevation, stairs to first floor accommodation, central heating radiator.

## Lounge

15' 2" x 13' 5" ( 4.62m x 4.09m )

Double glazed french door to the rear elevation, gas fire with feature surround, three wall lights, t.v. point, central heating radiator.

## Kitchen Diner

14' 8" x 6' 7" ( 4.47m x 2.01m )

A fitted kitchen to comprise a range of wall and base units with rolltop work surfaces over, double bowl stainless steel drainer sink unit, gas & electric cooker points, integrated fridge, space for domestic appliances, wall mounted central heating boiler, tiling to splashback, central heating radiator, laminate flooring, door to the side to garage.

## First Floor

### Landing

Airing cupboard, loft access, central heating radiator, doors to

### Bedroom One

12' 7" x 11' 9" ( 3.84m x 3.58m )

Double glazed window to the front elevation, built-in wardrobes, central heating radiator.

### Bedroom Two

11' 8" x 8' 5" ( 3.56m x 2.57m )

Double glazed window to the rear, fitted wardrobes, central heating radiator.

### Bedroom Three

10' 1" x 6' 6" ( 3.07m x 1.98m )

Double glazed window to the rear, fitted wardrobes & furniture, central heating radiator.

### Bathroom

11' 10" x 5' 6" ( 3.61m x 1.68m )

Suite to comprise paneled bath, separate shower cubicle, wash hand basin, low level w.c., tiled, central heating radiator, double glazed window to the side.

### Outside

To the front of the property driveway giving off road parking for multiple vehicles, lawned area. Rear garden having paved patio area, shaped lawn with borders & various plants & shrubs, outside lighting, gate giving side access.

## Garage

16' 5" x 8' 2" ( 5.00m x 2.49m )

Up & over door, power & light.

### Utility Area In Garage

Having plumbing for automatic washing machine, space for appliances.

### W.C. In Garage

Low level w.c., wash hand basin.

### Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the Vendor of this property is an associate of an employee of the Connells Group









Total floor area 93.8 m<sup>2</sup> (1,010 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: D Council Tax  
 Band: C

Tenure: Freehold

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