



Connells

Laurel Road  
Dudley



## Property Description

This charming property is ready for you to move in and would make an ideal family home. The accommodation features a welcoming and spacious entrance hallway, an open-plan lounge and dining area with French doors leading to the garden patio, and a stylish kitchen equipped with integrated appliances. Additionally, there is a convenient downstairs W.C. The first floor includes three generously sized bedrooms and a contemporary bathroom suite. Outside, the property offers a driveway for off-road parking and a lovely low-maintenance garden at the rear.

## Entrance Hallway

Double glazed entrance door to the side elevation, double glazed window to the front elevation, tiled floor, central heating radiator.

## Through Lounge

10' 9" x 18' ( 3.28m x 5.49m )

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

## Cloakroom

Suite to comprise wash hand basin, low level w.c., radiator, tiled floor, double glazed window to the side.

## Kitchen

10' 6" x 6' 4" ( 3.20m x 1.93m )

A fitted kitchen comprising a range of wall and base units with roll top work surfaces over, stainless steel drainer sink unit, electric oven & gas hob with extractor, plumbing for washing machine, space for domestic appliances, tiled floor, double glazed window to the rear.

## First Floor

### Landing

Loft access, airing cupboard housing central heating boiler, doors to

### Bedroom One

12' 5" x 8' ( 3.78m x 2.44m )

Double glazed window to the front elevation, radiator.

### Bedroom Two

12' 1" x 8' 6" ( 3.68m x 2.59m )

Double glazed window to the front elevation, radiator.

### Bedroom Three

9' 5" x 6' 7" ( 2.87m x 2.01m )

Double glazed window to the front elevation, radiator.

### Bathroom

Suite to comprise paneled bath with mixer tap & shower over, wash hand basin, low level w.c., tiling, chrome heated towel rail, double glazed window to the rear.

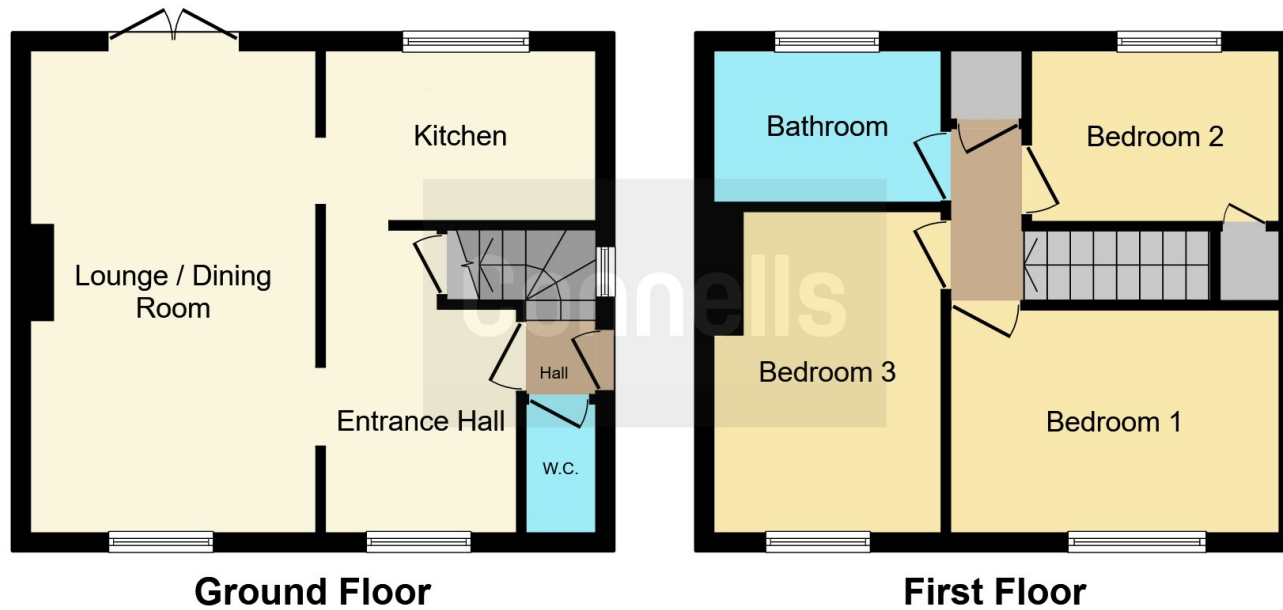
### Outside

To the front of the property driveway giving off road parking. Low maintenance private rear garden having a paved patio area, lawned area, shed, gate giving side access.









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: C Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: DUD314206 - 0007