





Property Description

This significantly enhanced end-of-terrace residence has been thoughtfully modernised by the current owners, making it ideal for individuals seeking a move-in-ready home. It features a newly fitted contemporary kitchen equipped with a variety of integrated appliances, spacious bedrooms, and an en suite bathroom in the master bedroom. Additionally, the property boasts a prime location in proximity to Ellowes Hall School, as well as local shops and amenities.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Entrance Hall

Door to front elevation, central heating radiator.

Cloakroom

low level WC, wash hand basin, central heating radiator.

Lounge

Double glazed window to front elevation, central heating radiator.

Hallway

Stairs to first floor accommodation.

Kitchen

A fitted shaker style kitchen with a range of wall and base units with work surfaces over, tiling to splashback, sink and drainer unit with mixer tap over, integrated appliances to include fridge/ freezer, electric oven with electric hob and extractor hood over, microwave, dishwasher, washer/dryer. cupboard housing boiler. Double glazed window to rear elevation, french doors to rear elevation, vertical central heating radiator.

First Floor

Landing

loft with access via ladder and boarded for storage, airing cupboard with radiator and socket.

Bedroom One

Two double glazed windows to rear elevation, central heating radiator, fitted wardrobe.

En - Suite

Suite to comprise shower enclosure, low level WC, wash hand basin in vanity unit, tiling, heated towel rail, double glazed window to side elevation.

Bedroom Two

Double glazed window to front elevation, central heating radiator, fitted wardrobe.

Bedroom Three

Double glazed window to front elevation, central heating radiator.

Bathroom

Suite to comprise bath with mains shower and mixer tap over, low level WC, wash hand basin, tiling, heated towel rail, double glazed window to side elevation.

Outside

To the front tarmac driveway giving off road parking with two allocated parking spaces, path approach to front door with various shrubs and borders, CCTV.

Low maintenance landscaped rear garden, outside tap, gated access to rear shared pathway, double mains socket and storage shed.

Agents Note

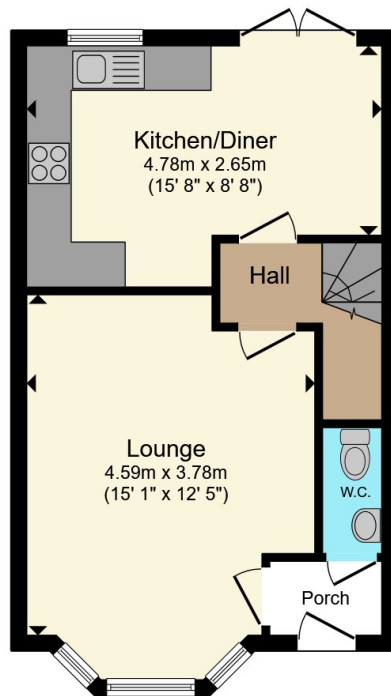
Private Right of Way to the rear, gated.

There is a easement on the title, please enquire with the branch.

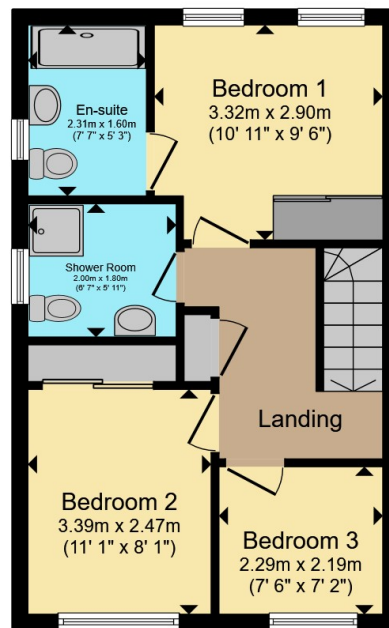








Ground Floor



First Floor

Total floor area 75.3 m² (811 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

Connells

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T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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