



**Connells**

Priory Road  
Dudley



## Property Description

This elegantly renovated traditional semi-detached home is ideally situated in the heart of Dudley. The property has been meticulously updated to provide move-in-ready living spaces that cater to the needs of both families and first-time buyers seeking immediate occupancy. Recent upgrades include a new combi boiler installed in 2021 and a consumer unit added in 2025. Energy efficiency is enhanced through solid wall insulation, improved loft insulation, and Celotex insulation beneath the ground floor. Tech-savvy buyers will find value in the smart Nest thermostat for efficient climate control, along with a Google doorbell and exterior CCTV cameras that enhance security and convenience. Additionally, the property was previously granted (now lapsed) planning permission via the Dudley Planning Portal for a four-bedroom extension, which includes a loft conversion and a ground-floor WC. Its prime location offers easy access to amenities, transport links, and local schools and colleges.

## Lounge / Dining Room

27' 6" x 10' 3" ( 8.38m x 3.12m )

Double glazed window to the front , gas fire, central heating radiator, double glazed doors to rear leading to garden.

## Kitchen

10' 3" x 5' 8" ( 3.12m x 1.73m )

A fitted kitchen to include a range of wall and base units with quartz worktops over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, integrated microwave, integrated dishwasher, central heating radiator, double glazed window to the side, double glazed door to the side leading to garden.

## Garage / Utility Room

17' 5" x 6' 6" ( 5.31m x 1.98m )

Plumbing for washing machine, tap, built-in storage cupboard, double glazed door to the rear, door to the front.



## Entrance Porch

Double glazed door to the front.

## Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, central heating radiator.

## First Floor

### Landing

Double glazed window to the side, loft access ( access via ladder & with light ).

### Bedroom One

13' 9" x 10' 4" ( 4.19m x 3.15m )

Double glazed window to the front elevation, central heating radiator.

### Bedroom Two

11' 2" x 9' 2" ( 3.40m x 2.79m )

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

### Bedroom Three

7' 4" x 5' 8" ( 2.24m x 1.73m )

Double glazed window to the front, central heating radiator.

## Bathroom

Suite to comprise bath with main shower over, wash hand basin in storage unit, low level w.c., tiling, central heating radiator, double glazed window to the rear.

## Outside

To the front of the property block paved driveway giving off road parking. Landscaped rear garden having paved patio area, step down approach to lawn area with shrubs & borders.

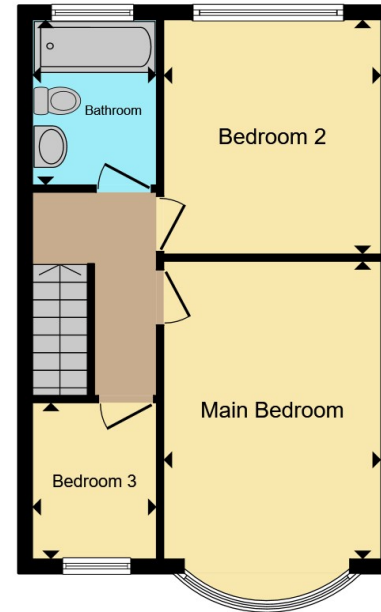








**Ground Floor**



**First Floor**

Total floor area 95.1 m<sup>2</sup> (1,024 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: C Council Tax  
 Band: B

Tenure: Freehold

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