



**Connells**

Avenue Road  
Dudley



## Property Description

This beautifully presented property is ideal for families and first-time buyers. The accommodation briefly includes an entrance hallway, a lounge with a dining area, a family bathroom, and a modern kitchen. On the first floor, there are three generously sized bedrooms. Additionally, the property features a lovely rear garden, perfect for outdoor activities.

## Entrance Hall

Door to the front elevation, stairs to first floor accommodation, understairs storage cupboard, radiator.

## Lounge

13' 5" x 12' 7" ( 4.09m x 3.84m )

Double glazed window to the front, gas fire with feature surround, central heating radiator, t.v. point, laminate floor.

## Kitchen

11' 7" x 7' 1" ( 3.53m x 2.16m )

A fitted kitchen comprising a range of wall and base units with roll top work surfaces over, drainer sink unit, gas hob, plumbing for washing machine, space for domestic appliances, tiling to splashback, wall mounted central heating boiler, central heating radiator, tiled floor, double glazed window to the rear, door to the rear.

## Downstairs Bathroom

Suite to comprise paneled bath with shower over, wash hand basin, low level w.c., radiator, tiling, tiled floor, extractor fan.

## First Floor

### Landing

Double glazed window to the front elevation, airing cupboard, loft access.

### Bedroom One

11' 5" x 12' 6" ( 3.48m x 3.81m )

Double glazed window to the rear, radiator.

### Bedroom Two

9' 3" x 12' 5" ( 2.82m x 3.78m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

9' 1" x 7' ( 2.77m x 2.13m )

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

### Outside

To the front of the property there is a low maintenance foregarden. Rear elevation has garden with decked patio area, lawn with borders, various plants & shrubs, outside tap, lighting, brick built store and gate giving side access.

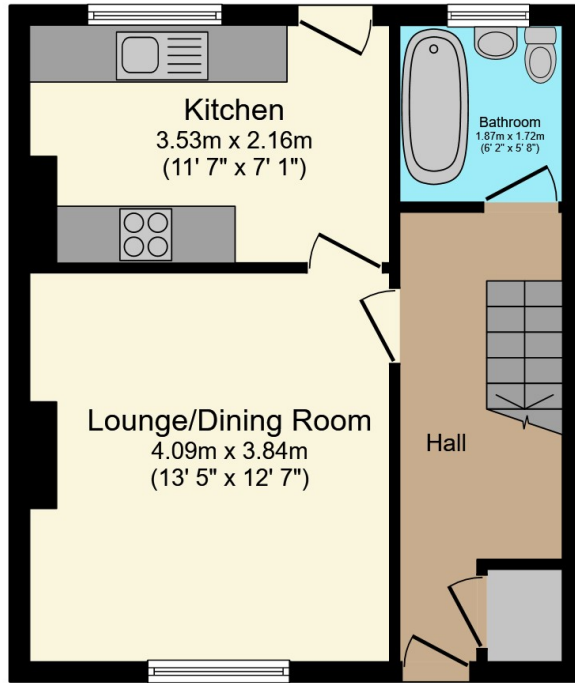
### Private Right Of Way

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

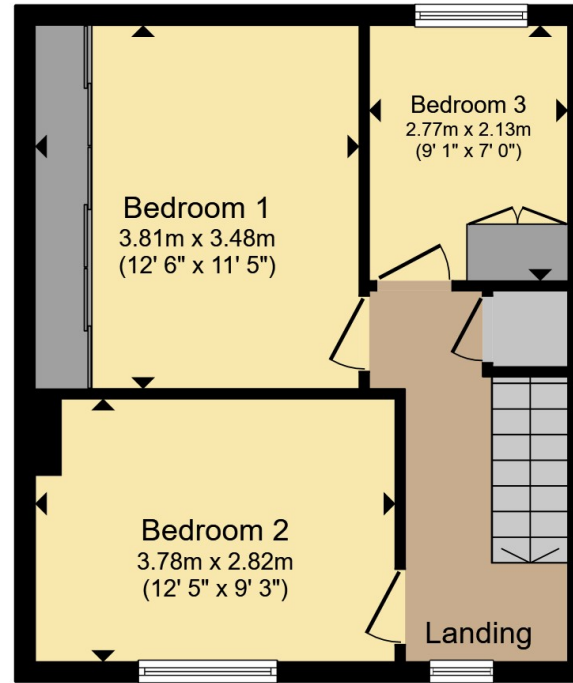








**Ground Floor**



**First Floor**

Total floor area 75.5 m<sup>2</sup> (813 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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EPC Rating: C Council Tax Band: A

Tenure: Freehold

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