



Connells

Prince Street  
Dudley



### Property Description

This charming mid-terraced home, located in the heart of Netherton, has been well maintained by its current owners, making it an ideal choice for first-time buyers seeking move-in ready accommodations. The property features two spacious double bedrooms, a contemporary fitted kitchen, and a rear garden. Its prime location offers easy access to essential amenities, including Netherton High Street, local schools, and convenient transport links.

### Rear Lobby

Door to the side leading to garden.

### Shower Room

Shower cubicle with main shower over, wash hand basin, low level w.c., extractor fan, tiling, central heating radiator, window to the side.

### Lounge

12' 9" x 11' 5" ( 3.89m x 3.48m )

Double glazed window to the front, double glazed door to the front elevation, central heating radiator, gas fire with feature surround.

### Lobby

Storage cupboard.

### Kitchen / Dining Room

13' x 11' 6" ( 3.96m x 3.51m )

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, gas cooker point, plumbing for washing machine, central heating radiator, stairs to first floor accommodation.



## First Floor

### Landing

### Bedroom One

16' 1" x 11' 1" ( 4.90m x 3.38m )

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

### Bedroom Two

12' 8" x 11' 1" ( 3.86m x 3.38m )

Double glazed window to the rear elevation, fitted wardrobe, built-in storage cupboard, central heating radiator.

### Outside

Rear garden having slabbed paved patio area, astro turf.









Total floor area 73.0 m<sup>2</sup> (786 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)



To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314654](http://connells.co.uk/Property/DUD314654)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD314654 - 0006