Connells

Hillcrest Birch Terrace
Dudley

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Dudley DY2 0LJ

for sale
£270,000

Property Description

Connell's are pleased to present this significantly enhanced detached residence situated on a corner plot within a popular cul-de-sac in the heart of Netherton. This property is an excellent option for individuals seeking a move-in-ready home, having undergone numerous improvements by the current owners. Spanning three floors, it features a lounge and a contemporary open-plan kitchen that flows into a conservatory, perfect for modern living and entertaining. The home comprises three double bedrooms, with the master located on the second floor. Additionally, it boasts a beautifully landscaped rear garden and offers the flexibility for those working from home, including the potential for a detached cabin available for potential negotiation at an extra cost.

Its prime location provides easy access to both Dudley and Netherton high streets, along with excellent transport links, local schools, and nearby green spaces such as Netherton Park, Saltwells Nature Reserve, and Netherton Reservoir

Ground Floor

Entrance Hall

Door to front elevation, stairs to first floor, vertical central heating radiator, under stairs storage cupboard.

Lounge

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

Kitchen/ Dining Room

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback. sink and drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, electric oven, gas hob with extractor hood over, vertical central heating radiator, double glazed window to rear elevation

Conservatory

double glazed windows to front, side and rear elevations, french doors to rear elevation leading to garden.

First Floor

Landing

Double glazed window to side elevation, staircase leading to second floor accommodation

Bedroom Two

Double glazed window to front elevation, central heating radiator.

Bedroom Three

Double glazed window to rear elevation, central heating radiator.

Bathroom

Suite to comprise bath with shower attachment over, shower enclosure with mains shower, tiling, low level WC, wash hand basin in vanity unit, heated towel rail, double glazed window to rear elevation.

Second Floor

Bedroom One

Double glazed window to rear elevation, central heating radiator, storage to eaves. Please note there is restricted head height to eaves.

Outside

To the front step approach to front door with various shrubs and borders.

Landscaped rear garden having decking patio area, with step approach to further lawn area, with storage shed, further paved area

Agents Note

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

We have been advised that Planning Permission & Building Regulations was provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer

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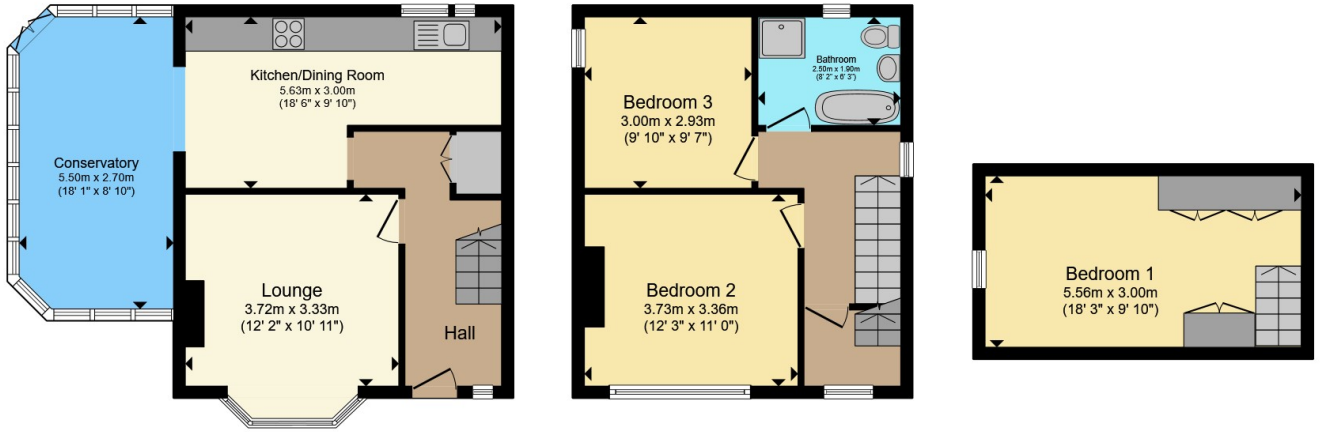

Ground Floor **First Floor** **Second Floor**

Total floor area 103.7 m² (1,116 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

To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314789

The Property Ombudsman

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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.

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