



Prince Street  
Dudley DY2 9EH

for sale offers over  
**£155,000**



### 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.

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.

### 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.

### 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.



## 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)



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4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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