



Connells

Kent Place
Dudley



Property Description

This elegantly presented semi-detached home has undergone significant renovations by the current owners, resulting in a high-quality finish that is perfect for first-time buyers and families seeking immediate occupancy. Situated in a highly desirable residential area at the end of a cul-de-sac, the property features a stylish kitchen, a modern bathroom, and a detached outbuilding with a WC, making it ideal for home workers. Additionally, its prime location near Dudley offers excellent transport links, access to local schools, and proximity to Russell's Hall Hospital.

Entrance Hall

Double glazed door to the front, double glazed window to the side, built-in storage cupboard, central heating radiator.

Lounge

15' 8" x 13' 5" (4.78m x 4.09m)

Double glazed window to the front, central heating radiator.

Kitchen

19' 6" x 10' 3" (5.94m x 3.12m)

A fitted kitchen to include wall and base units with work surfaces over, one and a half bowl sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, space for domestic appliances, storage cupboard housing boiler, double glazed window to the rear, double glazed door to the rear leading to garden.

Lobby

Double glazed door to the front, double glazed window to side elevation.

First Floor

Landing

Double glazed window to the side, central heating radiator, loft access.

Bedroom One

11' 10" x 11' 8" (3.61m x 3.56m)

Double glazed window to the front, central heating radiator.

Bedroom Two

10' 8" x 10' 3" (3.25m x 3.12m)

Double glazed window to the rear, central heating radiator.

Bedroom Three

8' 3" x 8' (2.51m x 2.44m)

Double glazed window to the rear, storage cupboard, central heating radiator.

Shower Room

Shower cubicle with main shower, wash hand basin, low level w.c., heated towel rail, tiling, double glazed window to the side.

Outside

To the front of the property gravel foregarden. Rear garden having paved patio area, lawned area.

Outbuilding

9' 2" x 7' 2" (2.79m x 2.18m)

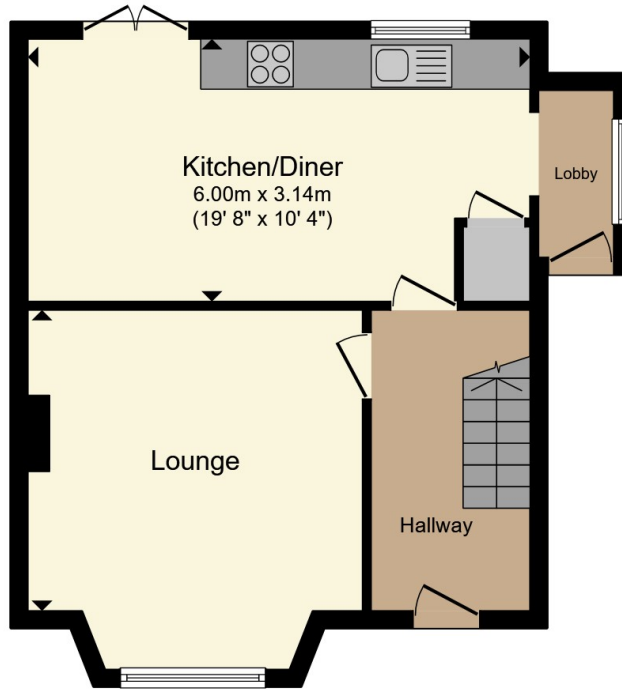
Door to the side, electric heater, double glazed window to the rear, low level w.c., wash hand basin.

Agents Notes

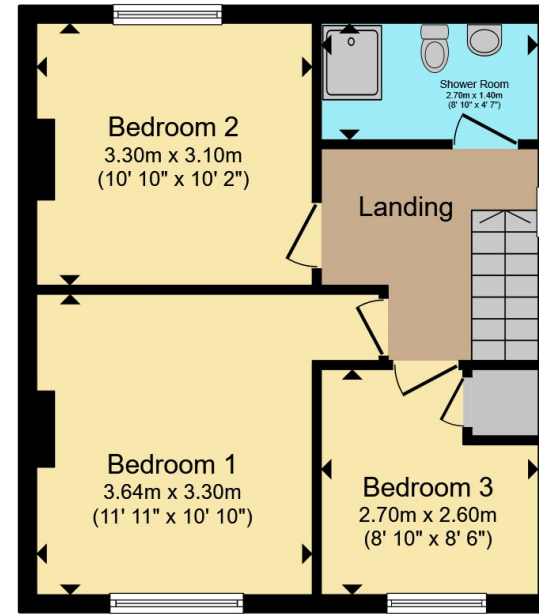
We have been unable to verify if Building Regulations Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance for your conveyancer.







Ground Floor



First Floor

Total floor area 85.8 m² (923 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



To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314705



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.

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