



Connells

Russells Hall Road
Russells Hall Dudley

Russells Hall Road Russells Hall Dudley DY1 2NP

for sale
£240,000



Property Description

This renovated semi-detached home, located in the sought-after residential area of Russell's Hall, presents move-in-ready living spaces ideal for first-time buyers and families. The property has undergone significant enhancements, featuring a refitted kitchen with underfloor heating, a modern bathroom, and three generously sized bedrooms. Additionally, it boasts a prime location in proximity to local amenities, bus routes, schools, and Milking Bank Park.

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.

Porch

Double glazed door to front elevation

Entrance Hall

Double glazed door to side elevation. stairs to first floor accommodation, central heating radiator. double glazed window to rear elevation

Lounge

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

Dining Room

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

Kitchen

A fitted kitchen to include a range of wall and base units, with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric oven, gas hob with extractor hood over, built in storage pantry, under floor heating, double glazed door to rear, double glazed window to rear.

Lean To

work surfaces, plumbing for washing machine, space for domestic appliances, double glazed door to rear leading to garden.

Wc

low level WC, wash hand basin, window to side elevation

First Floor

Landing

Double glazed window to rear elevation, loft access

Bedroom One

Double glazed window to front elevation, central heating radiator, fitted wardrobes.

Bedroom Two

Double glazed window to front elevation, central heating radiator.

Bedroom Three

Double glazed window to side elevation, central heating radiator.

Shower Room

Shower cubicle with mains shower, low level WC, wash hand basin on vanity unit, tiling, central heating radiator, double glazed window to rear elevation.

Outside

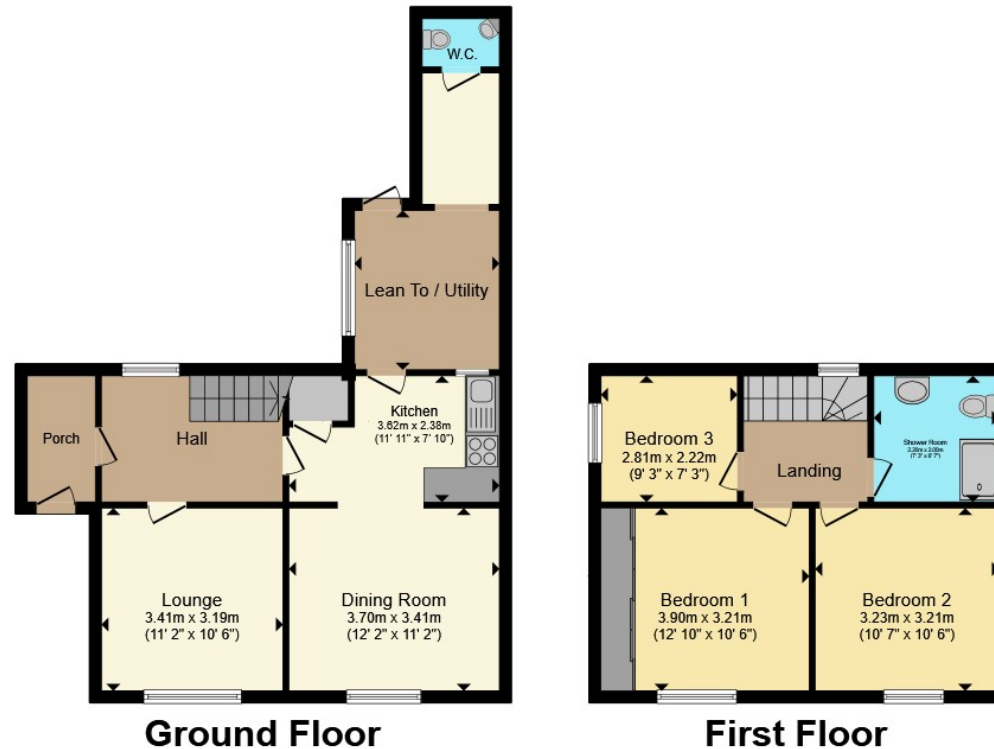
To the front lawn with gravel area.

Rear garden having lawns, step approach to further lawn area , various shrubs and borders.









Total floor area 92.2 m² (992 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: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314961



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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