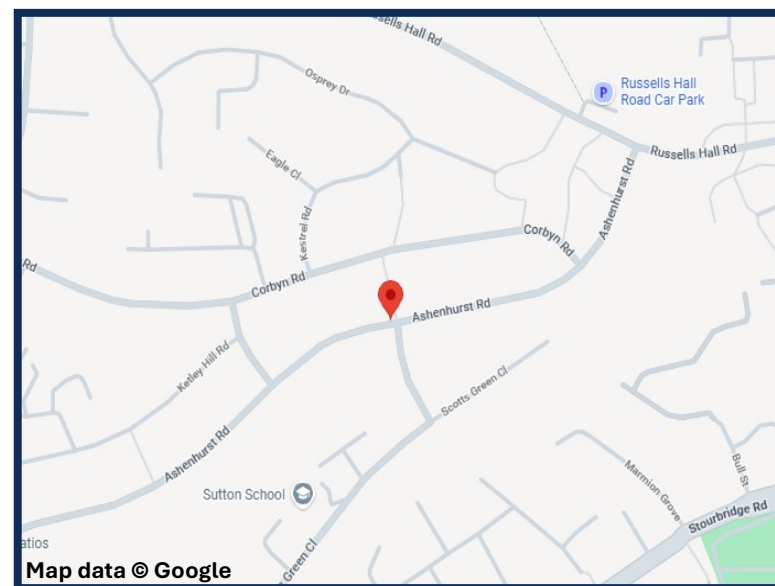




Sales Agent: Nathan Hassan

Phone: 01384 827748 / 07969 919407

Email: enquiries@completepropertyservices.co.uk



Offers in the region of £227,500

2 Bed | 2 Reception | 2 Bath

Freehold



Complete Property Services are delighted to offer for sale this attractive and extended semi-detached family home with NO UPWARD CHAIN.

Located on the ever-popular Russells Hall, this spacious home provides generous accommodation throughout and is ideal for families or buyers seeking flexible ground-floor living.

The current owners have significantly improved the property, including an upgraded wet room and kitchen makeover, a complete rewire with new consumer units for both the house and the garage, and new ceilings with spotlights in the lounge and kitchen.

The ground floor comprises an entrance porch, hallway, bright lounge, well-appointed kitchen/diner, separate utility room, and a versatile third bedroom/ additional reception room, complemented by a ground-floor wet room. To the first floor are two double bedrooms and a family bathroom.

Externally, the property boasts a driveway providing off-road parking for multiple vehicles, a garage, and a low-maintenance three-tiered rear garden with patio, lawn and greenhouse, all with gated sections that neatly organise the space.

Additional Information

Local Authority: Dudley MBC | Council Tax Band: B

EPC Rating: C (69)

Accommodation Details

Ground Floor

Entrance Porch – 2.0m x 1.50m (6'6" x 4'11")

Double-glazed entrance door to the side and double-glazed windows to the front and side elevations.

Hallway

Stairs to the first floor, storage cupboard with new consumer unit, central heating radiator, and doors leading to:

Lounge – 6.50m x 2.82m (21'4" x 9'3")

Double-glazed bow window to the front, double-glazed patio doors to the rear, new ceiling with spotlights, central heating radiator and gas fire.

Kitchen/Diner – 6.50m x 2.82m (21'4" x 9'3")

Fitted with a range of wall and base units with roll-top work surfaces, one-and-a-half bowl stainless steel sink and drainer, electric oven with gas hob, space for appliances, tiled splash backs, central heating radiator, double-glazed bow window to the front, new ceiling with spotlights, and double-glazed window and door to the rear.

Utility Room – 3.75m x 1.92m (12'3" x 6'3")

Wall and base units with work surfaces over, space for appliances, and double-glazed window to the rear.

Inner Hallway

Giving access to:

Bedroom Three / Reception Room Two – 4.50m x 2.97m (14'9" x 9'9")

Versatile room with double-glazed patio doors to the side, central heating radiator, and door to wet room.

Ground Floor Wet Room – 3.42m x 1.10m (11'2" x 3'7")

Walk-in shower, new wash hand basin, new low-level WC, new tiling, central heating radiator, and double-glazed obscure window to the side.



Side Entry

Doors to the front and rear.

First Floor

Landing

Double-glazed window to the side, airing cupboard, loft access, and doors to:

Bedroom One – 4.74m x 2.96m (15'6" x 9'8")

Double-glazed window to the front, fitted wardrobes, and central heating radiator.

Bedroom Two – 3.50m x 3.09m (11'4" x 10'1")

Double-glazed window to the rear and central heating radiator.

Family Bathroom – 1.84m x 1.75m (6'0" x 5'8")

Suite comprising panelled bath with shower over, wash hand basin, low-level WC, central heating radiator, and double-glazed obscure window to the side.

Outside

Front:

Attractive, well-maintained frontage with driveway, neat brick boundary wall, decorative planters, lawned area, and paved pathway to the entrance. Gated side access leading to the garage.

Rear:

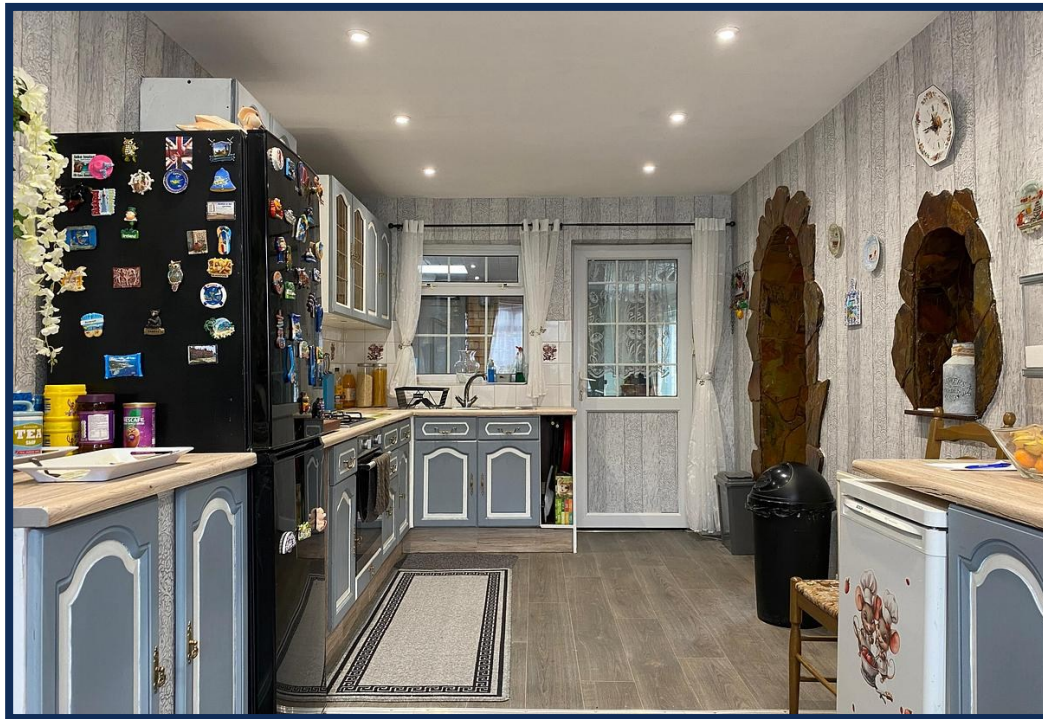
A landscaped, low-maintenance garden with paved patio, shaped lawn, tidy borders, and a greenhouse.

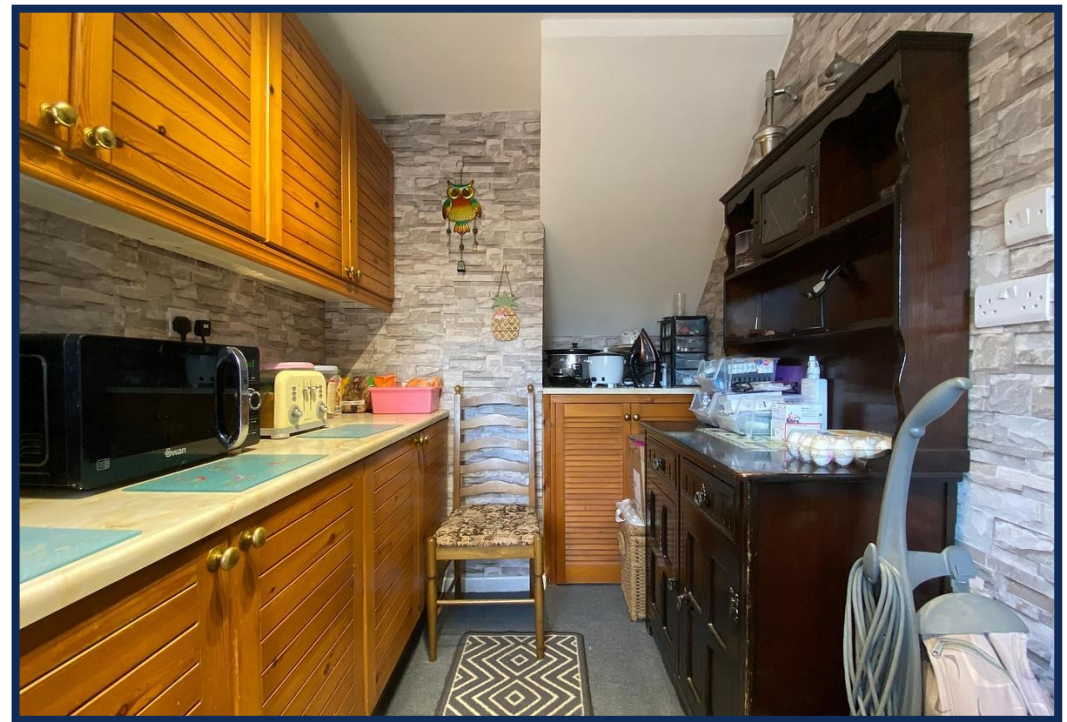
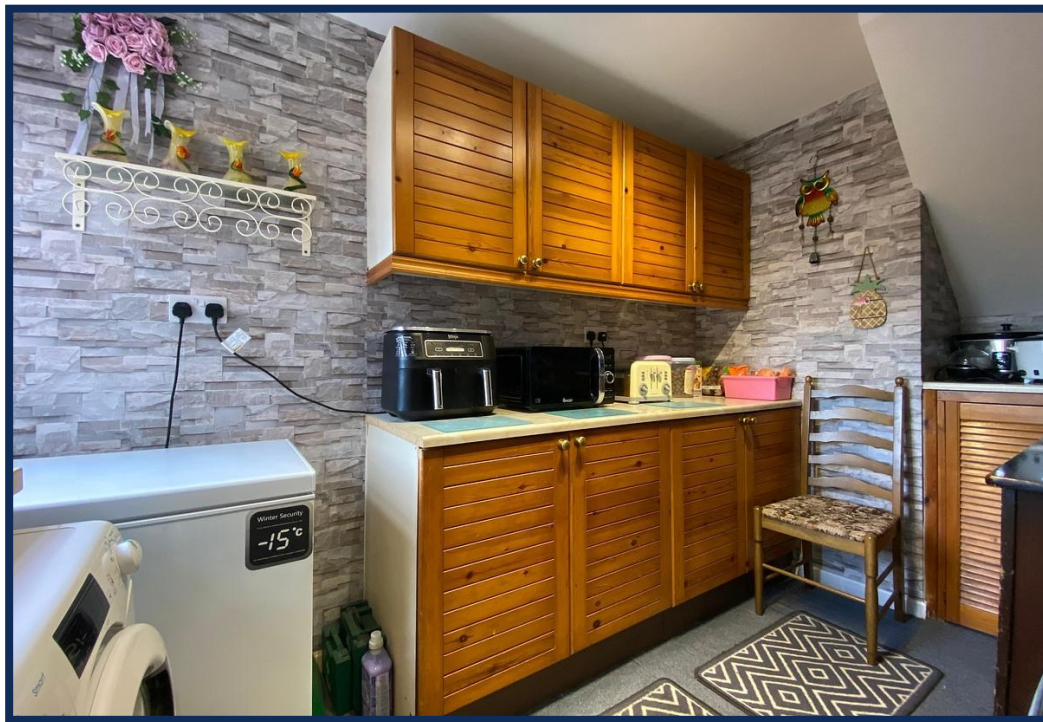
Garage – 5.25m x 3.08m (17'2" x 10'1")

Up-and-over door, new consumer unit, power and lighting.





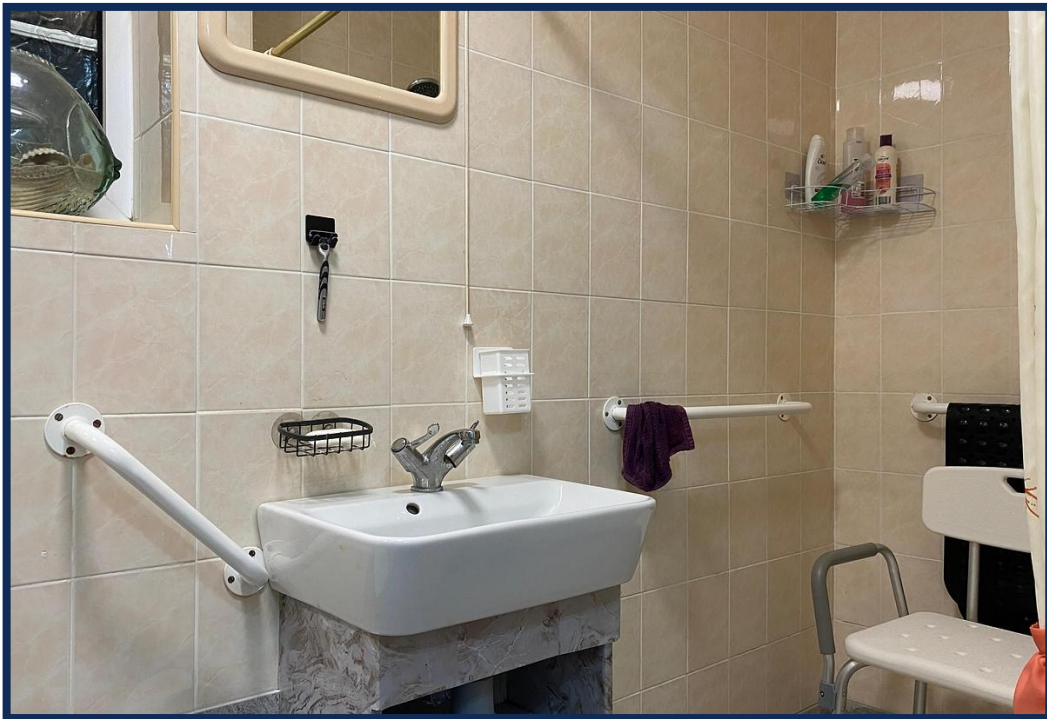
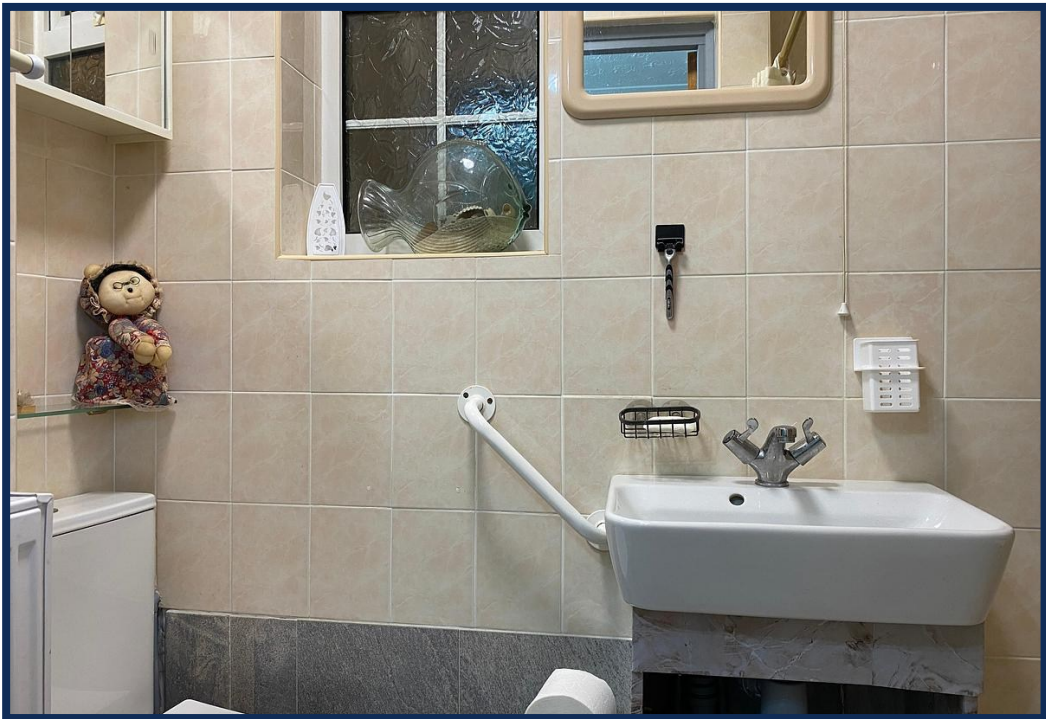
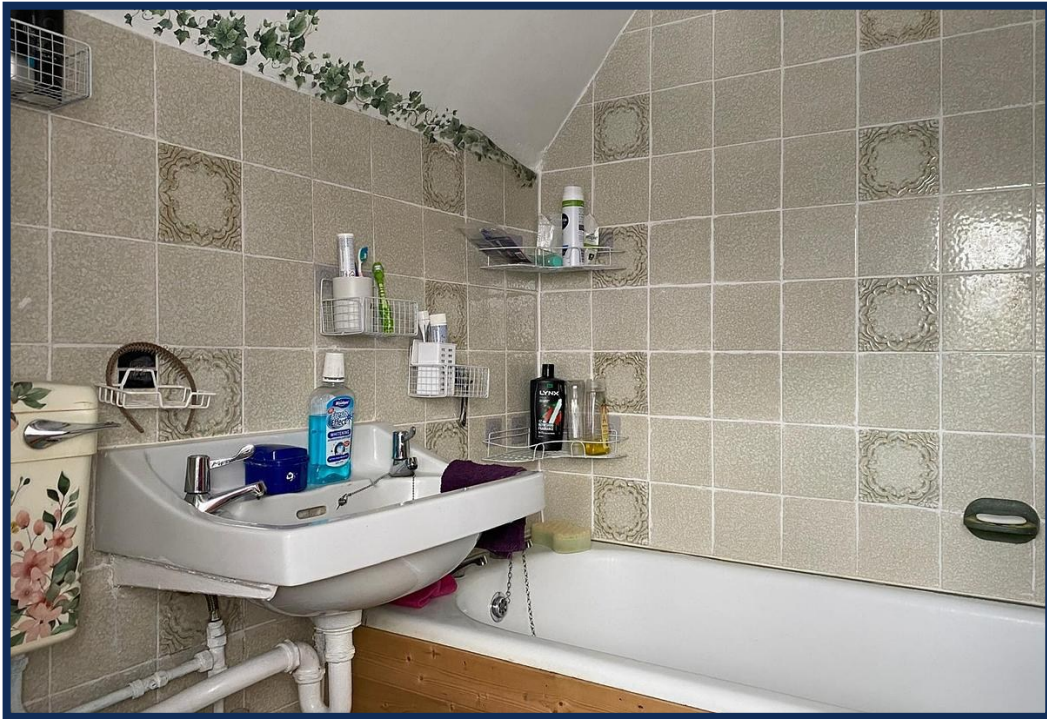
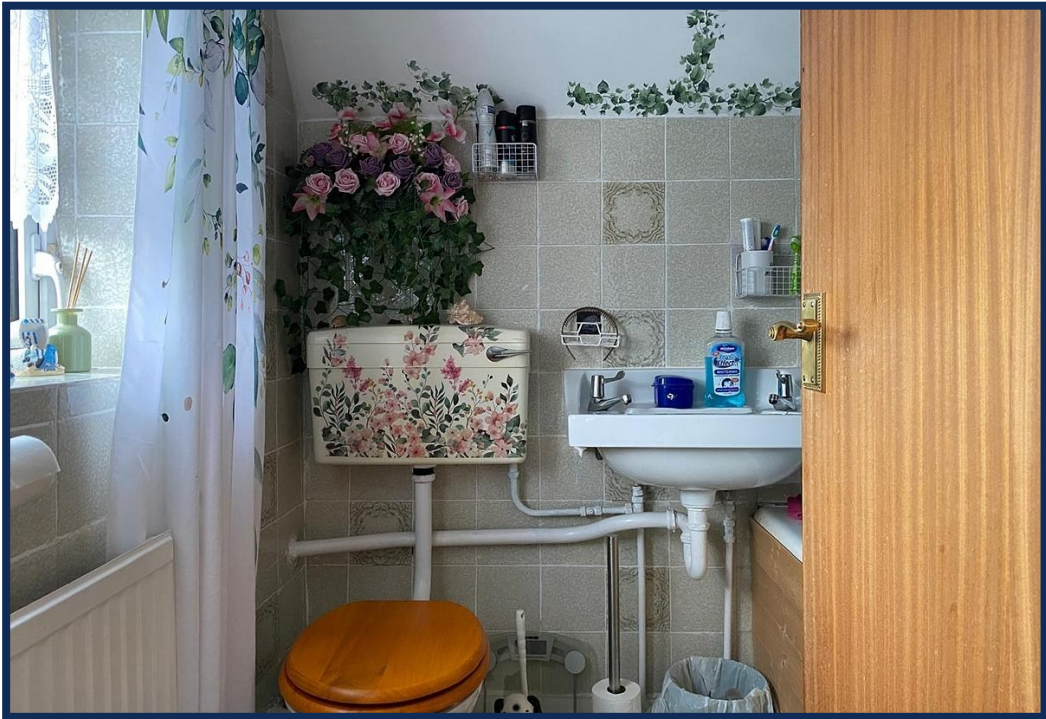




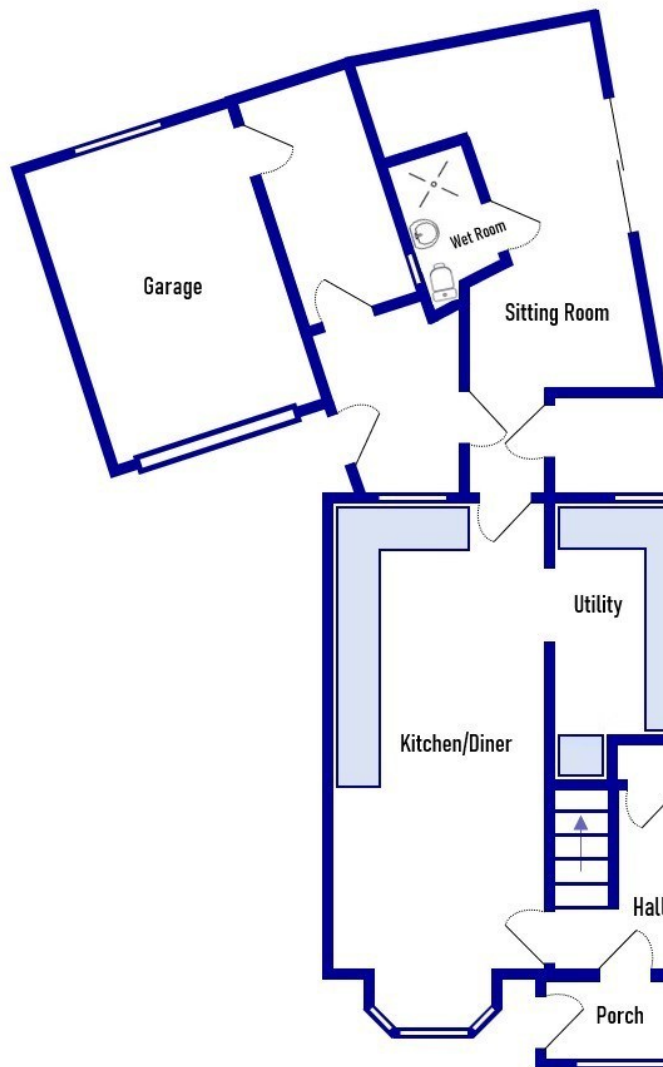








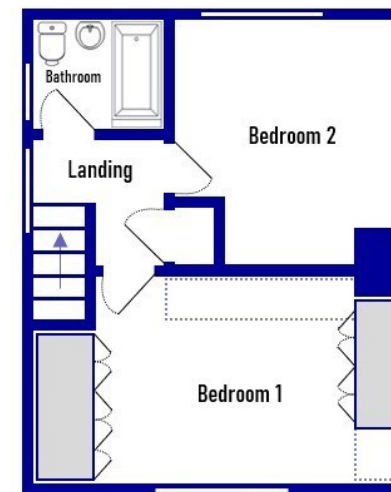




Ground Floor



Ashenhurst Road, Dudley, DY1 2JB
100sqm (1078sq ft)



First Floor

Whilst every attempt has been made by Complete Property Services to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Referral Fees-

As part of our commitment to transparency, we would like to inform you that we may receive a referral fee if we introduce you to certain third-party service providers. These include:

Solicitors – If we refer you to a solicitor for conveyancing services, we may receive a referral fee of up to £300 (including VAT) should you decide to proceed with their services. This fee is paid directly to us as a marketing cost and does not affect the legal fees you would otherwise be quoted. The exact amount may vary depending on the solicitor instructed.

Mortgage Advice – If we introduce you to Zi Mirza at The Mortgage Department, we will receive a referral fee of £75 (including VAT) should you choose to proceed with their services. This fee is paid by the mortgage advisor and does not impact the costs or mortgage products available to you.

Referral fees are a standard industry practice and help to offset marketing costs. They do not influence the advice or services provided by the solicitor or mortgage advisor. If you have any questions regarding referral fees, please do not hesitate to contact us.

Important Information

1. Intending purchasers will be required to provide photo identification and financial documentation to comply with money laundering regulations at the offer stage.
2. These particulars do not form part of any offer or contract.
3. Measurements are for guidance only; buyers should verify them before committing to any costs.
4. Complete Property Services have not tested any appliances, fixtures, or fittings.
5. Buyers should seek legal verification of the title and property details from their solicitor.