



Connells

Selborne Road
Dudley



Property Description

****BEAUTIFUL PERIOD PROPERTY WITH ORIGINAL FEATURES** ** RECENTLY REFURBISHED THROUGHOUT**** A perfect family home ideally set overlooking Buffery Park and located within close proximity to the new Tramline with excellent travel links due to open in 2025. Having a converted Loft for third bedroom with walk in dressing room / office space giving this the ideal mix of both modern and traditional living. The property benefits from two reception rooms, downstairs shower room, family bathroom and rear garden.

Entrance Porch

Door to front

Entrance Hall

Door to front, stairs to first floor, central heating radiator

Lounge

15' 9" into bay x 12' 3" (4.80m into bay x 3.73m)

Bay window to front elevation with original stain glass, central heating radiator, open fire place,

Dining Room

13' 6" x 10' 2" (4.11m x 3.10m)

Double glazed window to rear elevation, central heating radiator

Kitchen/ Breakfast Room

24' x 10' 5" (7.32m x 3.17m)

Kitchen area to include a fitted kitchen with a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, space for domestic appliances, access to cellar.

Breakfast room to have double glazed window to side, built in storage cupboard, central heating radiator.

Utility

9' 9" x 5' 7" (2.97m x 1.70m)

Base units with work surfaces over, tiling to splashback, stainless steel sink unit with mixer tap over, space for domestic appliances, double glazed window to side.

Rear Lobby

Double glazed door to side leading to garden, double glazed window to rear & side

Shower Room

Suite to comprise shower cubicle, wash hand basin. low level wc, tiling.

First Floor

Landing

central heating radiator, stairs to second floor

Bedroom Two

13' 3" x 13' 3" (4.04m x 4.04m)

Double glazed window to front, central heating radiator, walk in wardrobe area with window to front.

Bedroom Three

13' 7" x 10' 4" (4.14m x 3.15m)

Double glazed window to rear elevation, central heating radiator

Bathroom

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

Second Floor

Bedroom One

16' 4" x 13' 4" (4.98m x 4.06m)

Double glazed window to front elevation, central heating radiator,

Please note restricted head height

Dressing Room

16' 4" x 8' 6" (4.98m x 2.59m)

Double glazed skylight window to rear, central heating radiator, storage to eaves.

Please not restricted head height.

Outside

Rear garden with rear access to garage,

To the front outlook to Buffery Park.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/DUD311658



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