



Connells

Mount Close
Dudley



Property Description

This semi-detached residence is situated in a highly desirable cul-de-sac in the popular lower Gornal area. It is perfect for first-time buyers and families, and has been well looked after by the current owners. The property features a newly fitted shower room, off-road parking, and a lovely rear garden. Additionally, it is conveniently located near local schools and Gornal Village.

Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, built-in cloak store, central heating radiator.

Lounge

18' x 12' (5.49m x 3.66m)

Double glazed patio doors to the rear elevation, gas fire with feature surround, central heating radiator.

Kitchen

13' x 7' (3.96m x 2.13m)

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 & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the rear, double glazed door to the side.



First Floor

Landing

Loft access, double glazed window to the front.

Bedroom One

11' x 7' (3.35m x 2.13m)

Double glazed window to the rear, fitted wardrobes, central heating radiator.

Bedroom Two

9' x 9' (2.74m x 2.74m)

Double glazed window to the front, central heating radiator.

Bedroom Three

7' x 6' (2.13m x 1.83m)

Double glazed window to the rear, central heating radiator.

Shower Room

Walk-in shower cubicle, wash hand basin in vanity unit, tiling, central heating radiator, double glazed window to the rear.

Separate W.C.

W.c., tiling, double glazed window to the side.

Outside

To the front of the property block paved driveway giving off road parking, slabbed path with step approach to front door, side access to rear garden. Rear garden having slabbed paved patio area, decking area, step down approach to further patio area, storage shed, various shrubs & borders.









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.focalagent.com

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D

view this property online connells.co.uk/Property/DUD312993

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD312993 - 0005