



**Connells**

Dudley Road  
Dudley



## Property Description

This elegantly presented detached home is located in the highly desirable area of Sedgley and is available with no upward chain. It features generous and well-maintained living spaces, making it a perfect family home, and is conveniently situated near Sedgley high street shops, local transport links, and schools.

## Entrance Porch

Double glazed door to the front elevation.

## Entrance Hall

Door to the front, stairs to first floor accommodation, central heating radiator.

## Lounge / Dining Area

18' 8" x 11' 9" ( 5.69m x 3.58m )

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

## Kitchen

20' 2" x 7' (max) ( 6.15m x 2.13m (max) )

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, sink & drainer unit with mixer tap over, gas cooker point with cooker hood over, space for domestic appliances, central heating radiator, double glazed door leading to the side entrance, double glazed window to the front.

## Cloakroom

Comprising low level w.c., wash hand basin in vanity unit, double glazed window to side.

## Garage

20' 4" x 7' 8" ( 6.20m x 2.34m )

Up & over door, door to the side leading to the hallway.

## First Floor

### Landing

Loft access with pull down ladder, double glazed window to the side, airing cupboard housing modern boiler linked to Hive system.

### Bedroom One

11' 9" x 9' 2" ( 3.58m x 2.79m )

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

### Bedroom Two

11' 9" x 9' 4" ( 3.58m x 2.84m )

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

### Bedroom Three

10' 9" (max) x 9' 7" ( 3.28m (max) x 2.92m )

Two double glazed windows to the front, central heating radiator.

### Bedroom Four

9' 8" x 7' 9" ( 2.95m x 2.36m )

Double glazed window to the front, central heating radiator.

### Bathroom

Generous sized, modern family bathroom comprising shower cubicle with shower over, wash hand basin in vanity unit, low level w.c., tiling, central heating radiator, extractor fan, double glazed window to the side.

## Outside

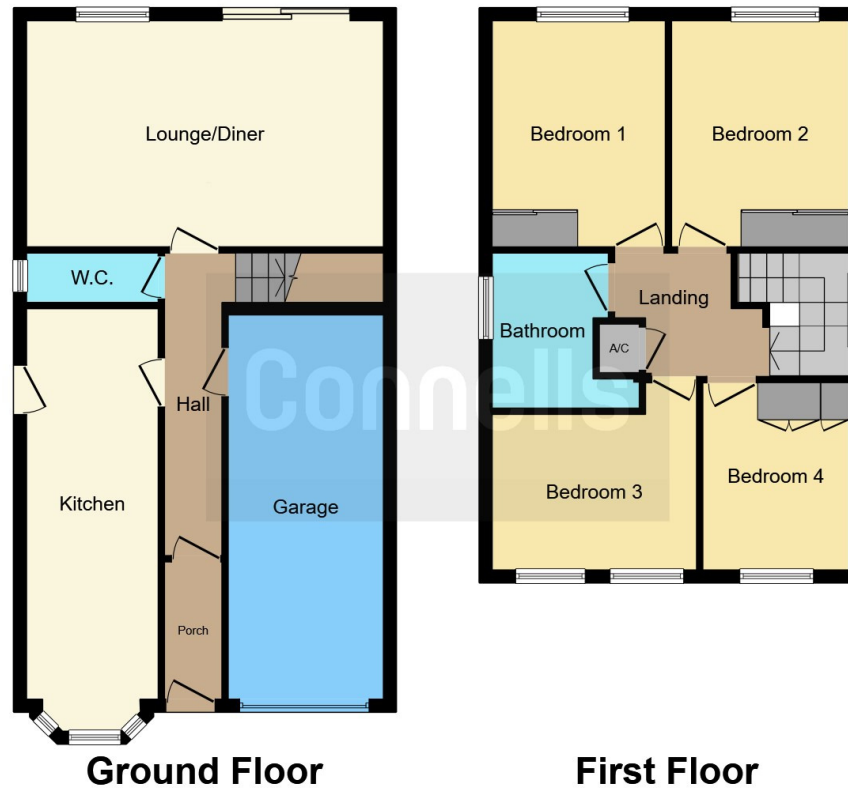
To the front of the property tarmac driveway giving off road parking, lawned area with various shrubs & borders, side access to the rear garden.

Landscaped rear garden having slabbed paved patio area, lawned lawned area, 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](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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