



Connells

Langland Drive
Dudley



Property Description

A well-maintained detached family residence located in the highly desirable Northway Sedgley area, this property is offered with no upward chain, making it an ideal choice for families. It is conveniently situated near local schools, Sedgley High Street, and Baggeridge Park.

The current owners have acquired the freehold.

Agents Note-

It is our understanding that the Freehold title is pending registration at the Land Registry. Your conveyancer will take the necessary steps and advise you accordingly.

Entrance Porch

Double glazed door to the side, double glazed window to the side.

Lounge / Dining Room

24' 4" (max) x 16' 8" (max) (7.42m (max) x 5.08m (max))

Double glazed window to the front elevation, double glazed french doors to the rear, stairs to first floor accommodation, electric fire with brick built surround, central heating radiator.

Kitchen

10' 7" x 6' 8" (3.23m x 2.03m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances, double glazed window to the rear, double glazed door to the rear.

First Floor

Landing

Double glazed window to the side, loft access.

Bedroom One

13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to the front, central heating radiator.

Bedroom Two

10' 6" x 9' 8" (3.20m x 2.95m)

Double glazed window to the rear, central heating radiator.

Bedroom Three

10' 6" x 6' 7" (3.20m x 2.01m)

Double glazed window to the front, central heating radiator.

Bathroom

Suite to comprise bath with shower over, wash hand basin in vanity unit, low level w.c., airing cupboard housing boiler, tiling, double glazed window to the rear.

Outside

To the front of the property driveway giving off road parking, lawned area. Tiered rear garden having paved patio area, step approach to further garden area with borders & shrubs, storage shed.

Garage

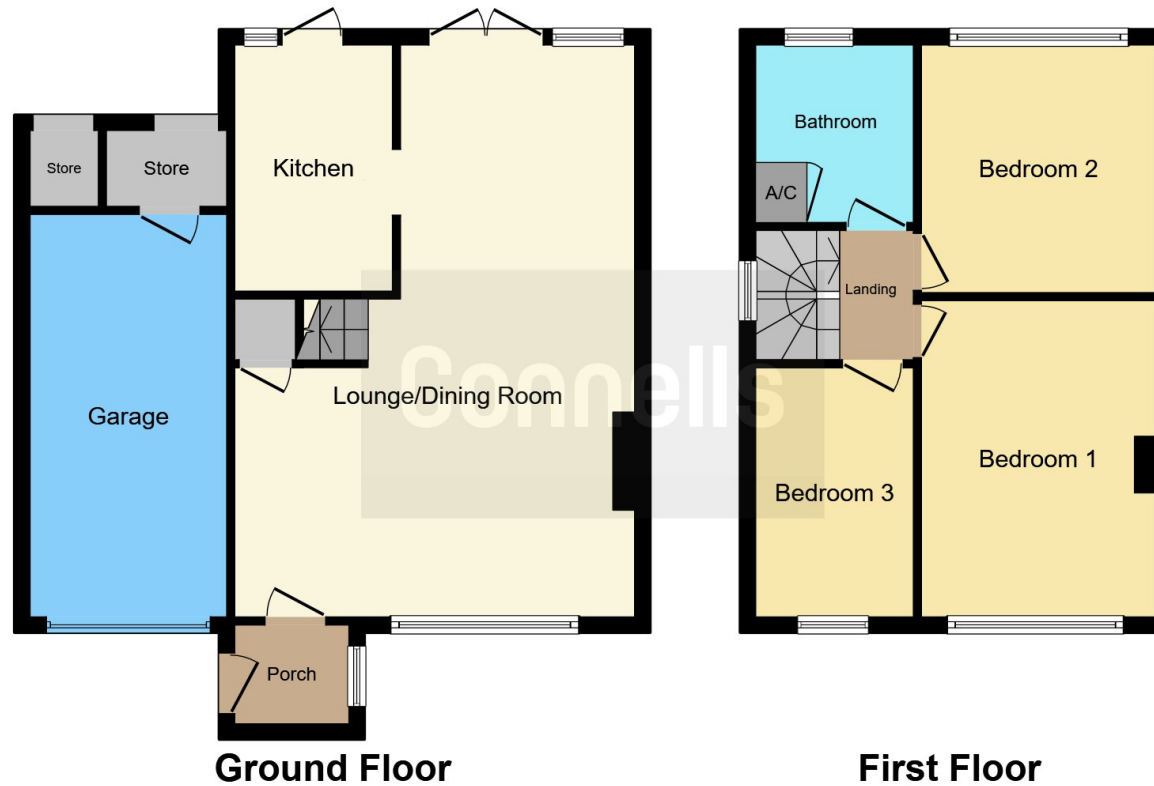
17' 3" x 8' 4" (5.26m x 2.54m)

Door to the front, storage to rear.









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

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4 & 5 Stone Street
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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD313275

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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