



Connells

Tansley Hill Avenue
Dudley



Property Description

A well-maintained detached family home located in the highly desirable area of Oakham, available with no upward chain. This property is both spacious and versatile, providing ample room for family living, featuring two reception rooms and an additional conservatory at the rear. It is move-in ready, allowing new owners the opportunity to personalise the space. The home is ideally situated with convenient access to local schools, amenities such as Dudley town centre and Dudley College, as well as transportation links including bus routes and an upcoming tram line.

Ground Floor

Entrance Hall

Door to side elevation, double glazed window to side elevation, stairs to first floor accommodation, alarm system which can be controlled remotely.

Cloakroom

low level WC, wash hand basin, central heating radiator, double glazed window to side elevation.

Lounge

18' x 13' 8" max (5.49m x 4.17m max)
Double glazed window to front elevation, central heating radiators, gas fire with feature surround, french doors to rear, built in storage cupboard.

Dining Room

8' 8" x 8' 8" (2.64m x 2.64m)
Double glazed door to french door to rear elevation, central heating radiator.

Conservatory

13' 6" x 9' 5" (4.11m x 2.87m)
Double glazed windows to side and rear elevation, double glazed door to side leading to garden, central heating radiator.

Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)
A fitted kitchen to include a range of wall and base units with work surfaces over, tiling splashback, stainless steel sink and drainer unit with mixer tap over, electric cooker point, plumbing for washing machine, space for domestic appliances, central heating boiler, central heating radiator, double glazed window to rear elevation, double glazed door to rear elevation.

First Floor

Landing

Double glazed window to side elevation, central heating radiator.

Bedroom One

12' 9" x 10' 5" (3.89m x 3.17m)

Double glazed window to front elevation, fitted wardrobes & storage unit, central heating radiator.

Bedroom Two

9' 4" x 9' (2.84m x 2.74m)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes & overbed units.

Bedroom Three

9' 8" x 7' 3" (2.95m x 2.21m)

Double glazed window to front elevation, central heating radiator.

Bedroom Four

11' x 8' 8" (3.35m x 2.64m)

Double glazed window to rear elevation, central heating radiator , built in storage unit.

Bathroom

Suite to comprise bath with separate shower enclosure, low level WC, wash hand basin, heated chrome towel rail, Airing cupboard, tiling, double glazed window to side access.

Garage

17' x 8' (5.18m x 2.44m)

Electric roller door to front elevation, power and light.

Outside

To the front drive way giving off road parking, lawned area with shrubs, side access to rear garden.

Landscaped rear garden having paved patio area, leading to further lawned area , various shrubs and borders, storage shed.









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

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Tenure: Freehold

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