



**Connells**

Vicarage Road West  
Dudley



## Property Description

This well maintained traditional detached family residence is situated in the highly desirable Woodsetton area and is offered with no upward chain. The property features generous and adaptable living spaces, including two reception rooms and an integral garage, making it perfect for families. It is conveniently located near various amenities, including shops, schools, and transport links, such as Coseley train station.

### Entrance Porch

Double glazed door to front, double glazed windows to front

### Entrance Hall

Door to front elevation with stain glass window , stain glass window to front elevation, stairs to first floor elevation, understairs storage pantry, radiator.

### Lounge

11' 9" x 10' 9" ( 3.58m x 3.28m )

Double glazed window to rear elevation, radiator

### Dining Room

13' 9" into bay x 10' 5" ( 4.19m into bay x 3.17m )

Double glazed bay window to front elevation, double glazed windows to side elevation, radiator, electric fire with feature surround.

### Breakfast Room

8' 5" x 6' 7" ( 2.57m x 2.01m )

breakfast bar, radiator

### Kitchen

10' 4" x 8' 6" ( 3.15m x 2.59m )

A fitted kitchen to include wall and base units, with work surfaces over, tiling to splashback, stainless steel sink and drainer unit, washing machine, free standing gas cooker, space for domestic appliances, double glazed window to rear elevation.

### Rear Lobby

Door to rear elevation, door leading to garage, brick built storage cupboard.

### Cloakroom

low level WC

### Garage

21' 2" x 7' ( 6.45m x 2.13m )

up and over door to front, power sockets and light

## First Floor

### Landing

### Bedroom One

14' 4" into bay x 10' 7" ( 4.37m into bay x 3.23m )

Double glazed bay window to front elevation, radiator

### Bedroom Two

11' 8" x 10' 8" ( 3.56m x 3.25m )

Double glazed window to rear elevation, radiator, fitted wardrobes and storage unit

### Bedroom Three

14' 5" x 7' ( 4.39m x 2.13m )

Double glazed windows to rear and front elevation, radiator

### Bedroom Four

8' x 6' 7" ( 2.44m x 2.01m )

Double glazed window to front elevation, fitted storage unit

### Bathroom

Suite to comprise bath with electric shower over, low level WC, wash hand basin, tiling, airing cupboard, double glazed window to rear elevation.

## Outside

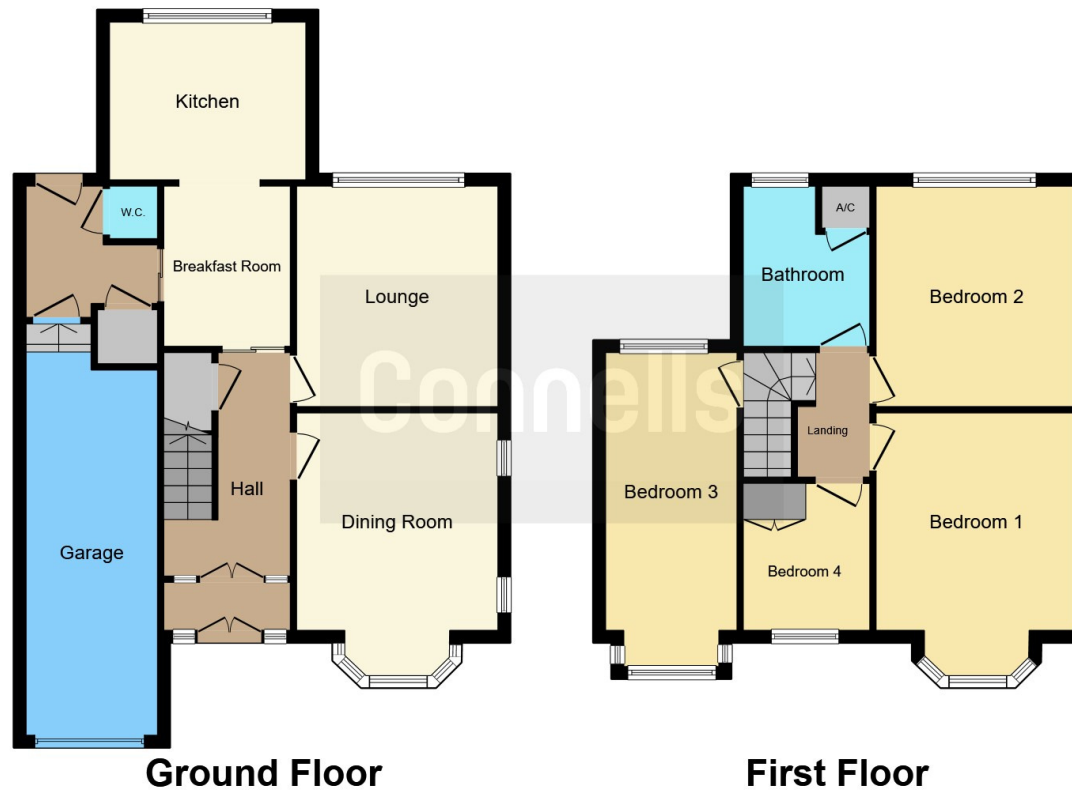
To the front of the property block paved driveway giving off road parking, various shrubs & side access to rear garden.

Rear garden having paved patio areas, gravel detail with various shrubs and boarders.









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: E**

Tenure: Freehold

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Property Ref: DUD313540 - 0005