



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

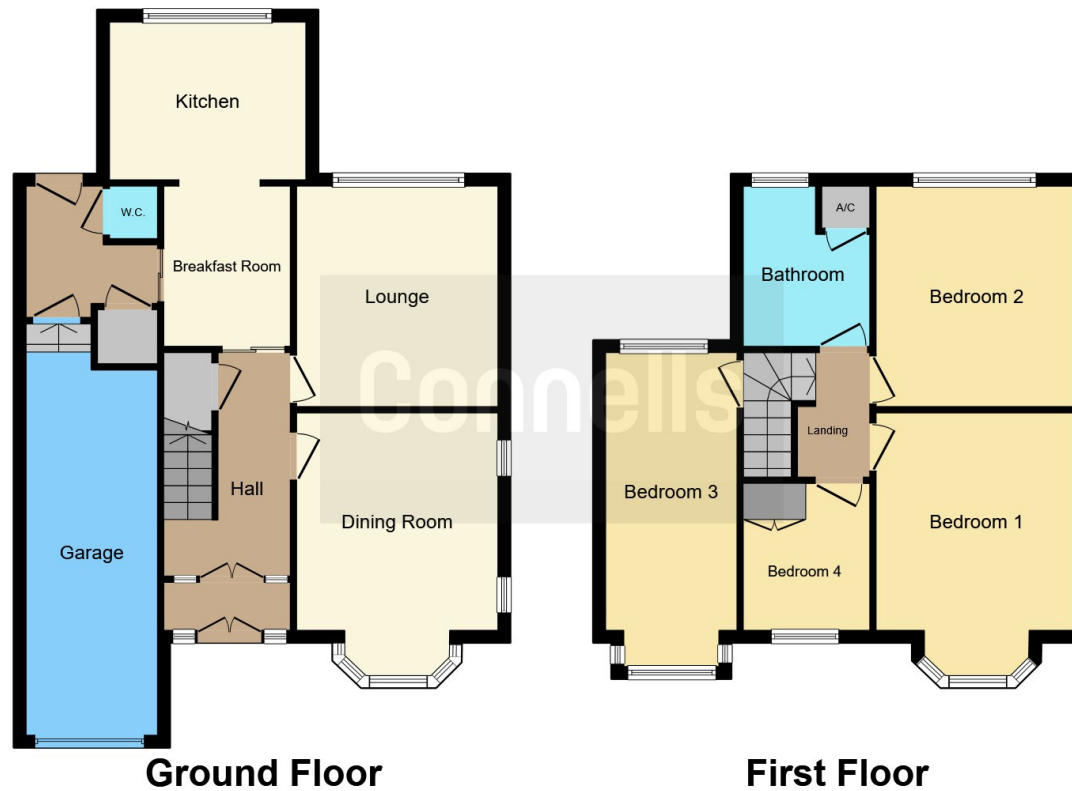
To the front of the property block paved driveway giving off road parking, various shrubs & side access to rear garden.

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

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: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313540



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: DUD313540 - 0007