



**Connells**

**Webley Grove  
Dudley**





## Property Description

This contemporary semi-detached residence is attractively situated within a highly desirable development. Its prime location offers convenient access to local amenities, including Dudley town centre, as well as excellent transport connections and the upcoming tram line. Featuring a modern fitted kitchen, two spacious double bedrooms, and a low-maintenance rear garden, this property is particularly well-suited for first-time buyers.

## Entrance Hall

Double glazed door to the front, stairs to first floor accommodation, central heating radiator.

## Cloakroom

Comprising low level w.c., wash hand basin, central heating radiator.

## Kitchen

10' x 5' 9" ( 3.05m x 1.75m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, tiling to splashback, central heating radiator, double glazed window to the front.

## Lounge

13' 9" x 13' ( 4.19m x 3.96m )

Double glazed patio doors to the rear elevation, understairs storage cupboard, central heating radiator.

## First Floor

### Landing

Loft access, central heating radiator.

### Bedroom One

13' x 11' 6" ( 3.96m x 3.51m )

Double glazed window to the front, central heating radiator.

### Bedroom Two

13' x 7' 7" ( 3.96m x 2.31m )

Double glazed window to the front, built-in storage cupboard, central heating radiator.

### Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., tiling, double glazed window to the side.

### Outside

To the front of the property block paved driveway giving off road parking, tarmac path approach to front door, side access to rear garden, electric EV charger. Low maintenance rear garden with concrete print.

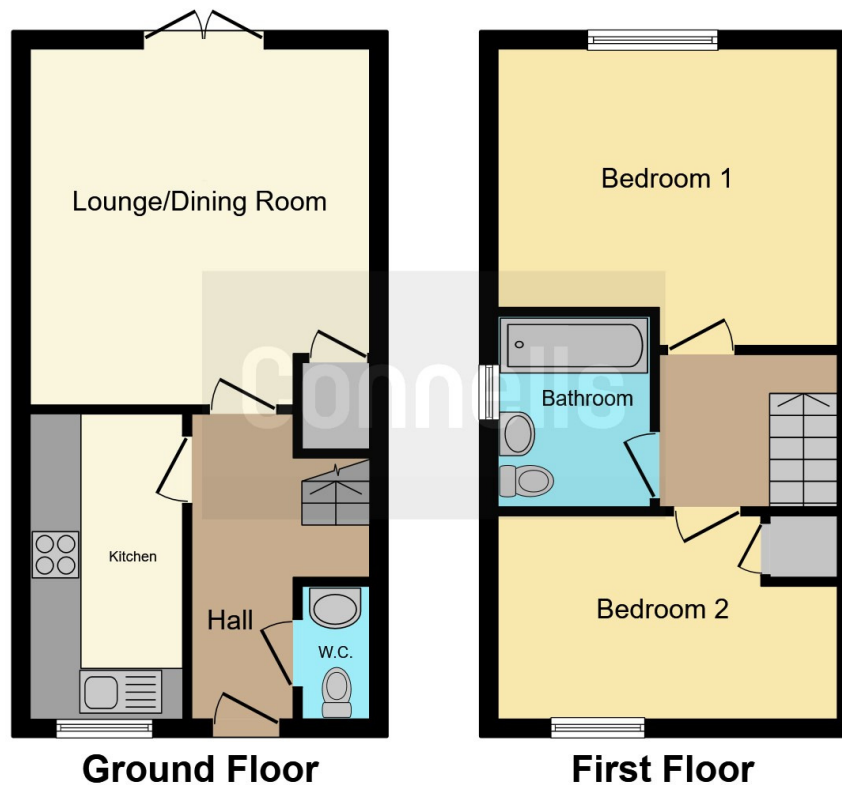












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD313596](http://connells.co.uk/Property/DUD313596)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD313596 - 0004