



Wombourne Close Dudley DY3 3SB

for sale
£260,000



Property Description

**** AN IDEAL FAMILY HOME SET IN A CUL DE SAC LOCATION ** BENEFITING FROM NO UPWARD CHAIN ** CLOSE PROXIMITY TO SEDGELY HIGH STREET, SCHOOLS, AMENITIES & TRANSPORT LINKS** OFF ROAD PARKING & GARAGE ****

Entrance Hall

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

Cloakroom

Comprising wash hand basin, low level w.c., double glazed window to the side.

Lounge

15' 8" x 11' 2" (4.78m x 3.40m)

Double glazed window to the front, central heating radiator.

Dining Room

11' 9" x 7' 6" (3.58m x 2.29m)

Double glazed french doors to the rear, central heating radiator.

Kitchen

11' 9" x 6' 8" (3.58m x 2.03m)

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

First Floor

Landing

Loft access, double glazed window to the side.

Bedroom One

14' 4" x 8' 8" (4.37m x 2.64m)

Two double glazed windows to the front, built-in storage cupboard housing boiler, central heating radiator.

Bedroom Two

13' 2" x 8' 5" (4.01m x 2.57m)

Double glazed window to the rear, central heating radiator.

Bedroom Three

11' 5" x 5' 9" (3.48m x 1.75m)

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

Shower Room

Shower enclosure with electric shower, wash hand basin, low level w.c., central heating radiator, double glazed window to the rear.

Outside

To the front of the property tarmac driveway giving off road parking with Car Port, gravel detail foregarden with shrubs. Low maintenance rear garden having paved patio area with gravel detail, step approach to further garden area with gravel detail & shrubs.

Garage

19' 3" x 8' 2" (5.87m x 2.49m)

Up & over door to the front.

Agents Notes

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order









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: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313756



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: DUD313756 - 0006