



Connells

Patricia Crescent
Dudley



Property Description

This elegantly presented semi-detached home is located in the highly desirable Woodsetton area. It has been meticulously maintained, providing spacious and adaptable living spaces that are perfect for families. The property features a generous rear garden and ample off-road parking, enhancing its appeal. Additionally, it boasts a prime location with easy access to local amenities, transport links, and schools.

Entrance Hall

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

Lounge

14' 8" x 12' 2" (4.47m x 3.71m)

Double glazed patio doors to the rear elevation, gas fire point with feature surround, central heating radiator.

Dining Room

12' 8" (into bay) x 9' 9" (3.86m (into bay) x 2.97m)

Double glazed bay window to the front, central heating radiator.

Kitchen

10' x 9' 9" (3.05m x 2.97m)

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, double glazed window to the rear.

Rear lobby with stores and access to front and rear.

First Floor

Landing

Double glazed window to the front elevation, loft access, airing cupboard.

Bedroom One

12' 7" x 12' 4" (3.84m x 3.76m)

Double glazed window to the rear, central heating radiator.

Bedroom Two

10' x 12' (3.05m x 3.66m)

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

Bedroom Three

9' x 8' 5" (2.74m x 2.57m)

Double glazed window to the front, central heating radiator.

Bathroom

Comprising bath with electric shower over, wash hand basin, low level w.c., central heating radiator, double glazed window to the front.

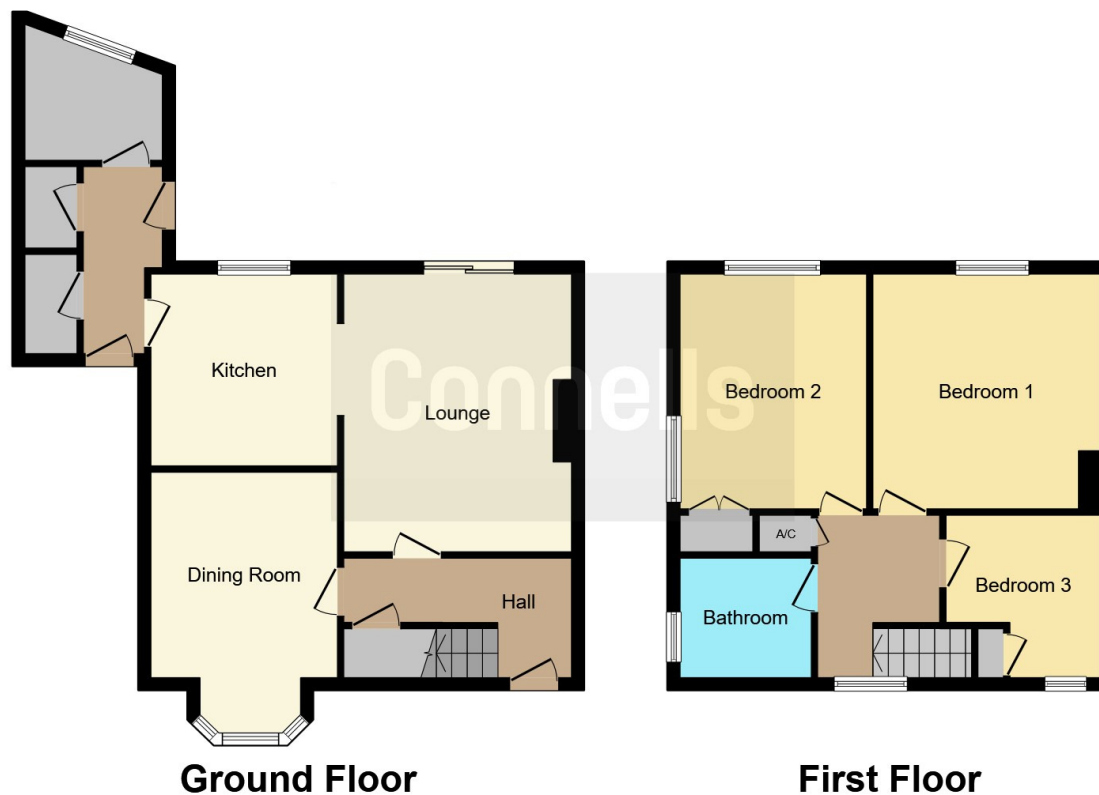
Outside

To the front of the property block paved driveway giving off road parking with gravel detail. Mature rear garden having paved patio area, lawn with various shrubs & borders.









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313844



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: DUD313844 - 0005