



Connells

Rosemary Crescent
Dudley



Property Description

This exceptional semi-detached family home has been thoughtfully extended to provide versatile living spaces, making it perfect for larger families. Meticulously maintained, the property features an annex on the side, complete with a kitchen area, living space, and bedroom, allowing for independent living arrangements. Situated at the end of a quiet cul-de-sac, it enjoys convenient access to local schools, amenities, and transport links.

Entrance Porch

Double glazed door to the front elevation.

Entrance Hall

Door to the front, stairs to first floor accommodation, two built-in storage cupboards, central heating radiator.

Lounge

24' x 8' 5" (7.32m x 2.57m)

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

Kitchen / Diner

17' 5" x 14' 3" (5.31m x 4.34m)

A fitted shaker style kitchen to comprise a range of wall and base units with work surfaces over, sink & drainer unit, gas cooker point with cooker hood over, integrated fridge freezer, washing machine, space for domestic appliances, double glazed window to the front elevation, double glazed patio doors to the

rear leading to garden, double glazed door to the front leading to front garden.

Conservatory

11' 8" x 9' 7" (3.56m x 2.92m)

Double glazed windows to the rear & side, double glazed french doors to the side leading to garden.

W.C,

Low level w.c., double glazed window to the rear.

First Floor

Landing

Bedroom One

13' 7" x 10' 4" (4.14m x 3.15m)

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

Bedroom Two

15' 6" x 8' 2" (4.72m x 2.49m)

Double glazed window to the front & side elevations, central heating radiator.

Bedroom Three

17' 5" x 8' 4" (5.31m x 2.54m)

Three double glazed windows to the rear, double glazed window to the side, central heating radiator, access to attic room.

Attic Room

10' 9" x 8' 4" (3.28m x 2.54m)

Sky light window to the rear elevation. Please note - restricted head height to this room.

Bedroom Four

10' 6" x 11' 2" (3.20m x 3.40m)

Double glazed window to the rear, central heating radiator.

Bedroom Five

6' 10" x 7' 2" (2.08m x 2.18m)

Double glazed window to the front, central heating radiator.

Bathroom

Suite to comprise bath, shower enclosure, wash hand basin, low level w.c., heated towel rail, tiling, double glazed window to the rear.

Annexe

Annexe Lounge

16' 2" x 9' 5" (4.93m x 2.87m)

Double glazed window to the front , double glazed door to the front, central heating radiator.

Annexe Kitchen

9' 4" x 7' 6" (2.84m x 2.29m)

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 cooker hood over, plumbing for washing machine, tiling to splashback, double glazed door to the side leading to garden.

Annexe Show Room

Walk-in shower enclosure with main shower, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the side.

Annexe Bedroom

12' 4" x 8' 7" (3.76m x 2.62m)

Double glazed window to the side, double glazed french doors to the rear leading to balcony, central heating radiator.

Outside

To the front of the property block paved driveway giving off road parking. Landscape rear garden having patio area, storage shed, step down approach to lawned area with block paved detail & various shrubs & borders, under balcony storage area, second storage shed, additional conservatory.

Additional Conservatory

10' 1" x 7' 3" (3.07m x 2.21m)

Agents Notes

We have been unable to verify if Planning Permission & Building Regulations have been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer









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

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4 & 5 Stone Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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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.

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