



**Connells**

Southerndown Road  
Sedgley Dudley





### Property Description

Connells award winning estate agents in Wolverhampton is offering for sale this beautifully presented and highly deceptive corner plot traditional semi-detached home.

Externally this property has off road parking and pleasant front and rear gardens, with garage to side (IDEAL FOR EXTENSION OR GRANNY ANNEX CONVERSION subject to relevant permissions).

Internally there is an entrance porch, entrance hall, fitted kitchen, lounge with adjoining dining room, three bedrooms and fitted family bathroom.

For further details please contact Connells of Wolverhampton.

### Location And Area

Situated on a sought after and popular Brownswall Estate on the boarder of the popular Staffordshire countryside where there is a selection of beautiful rural walks and is in close proximity to Baggeridge Country Park. Popular shopping can be found within the main Sedgley high street along with public houses and eateries. Schooling can be found close by with the popular Cotwall End Primary School being a short walk away.

### Entrance Porch

Double glazed french doors to front access, door to entrance hall, tiled flooring.

### Entrance Hall

Door to porch, stairs with hand rail and spindles leading to the first floor landing, laminate flooring, central heated radiator, storage cupboard, doors to various rooms.

### Lounge

11' 3" into recess x 13' 8" ( 3.43m into recess x 4.17m )

Opening leading to the dining room/ sitting room, double glazed window to front, living flame gas fire with feature surround.

### Dining Room/ Sitting Room

11' 2" x 11' ( 3.40m x 3.35m )

Double glazed french doors with side view windows overlooking the rear garden, door to hall, laminate floor, opening to lounge and central heated radiator.

### Kitchen

14' 7" x 6' 8" ( 4.45m x 2.03m )

Double glazed window overlooking the rear garden, double glazed door to side, large storage cupboard housing the Worcester boiler, door to entrance hall, selection of fitted wall and base units with roll top worksurfaces, one and a half drainer ceramic sink, central heated radiator, spotlights to ceiling, space for cooker, fitted extractor hood, integrated washer, integrated fridge freezer, central heated radiator, part tiled walls.

## First Floor Landing

Stairs to the ground floor, doors to various rooms.

## Bedroom One

13' 9" x 11' 3" into wardrobe ( 4.19m x 3.43m into wardrobe )

Double glazed window to front, central heated radiator, built in wardrobe, door to landing.

## Bedroom Two

11' 3" x 11' ( 3.43m x 3.35m )

Double glazed window to rear, laminate floor, country side views to rear, central heated radiator, door to landing.

## Bedroom Three

11' 6" restricted head height x 7' 2" ( 3.51m restricted head height x 2.18m )

Double glazed window to front, large eves storage area, laminate floor, central heated radiator, loft access with pull down ladders, door to first floor landing.

## Family Bathroom

Double glazed window to rear, fitted panelled bath with shower and screen, low flush toilet, pedestal wash basin, part tiled walls, heated towel rail, spotlights to ceiling, door to first floor landing.

## Outside Front

Ample block paved off road parking to front, steps leading to a raised lawned area, where there is a selection of trees, plants and shrubs.

## Outside Rear

Low maintenance rear garden with slate feature edging, stepping stones, pergola area, block paved patio area, security lighting to side.

## Garage One

16' x 8' 3" ( 4.88m x 2.51m )

Up and over door to front access, opening to garage area two, lighting, door to kitchen.

## Garage Two

8' 1" x 15' ( 2.46m x 4.57m )

Loft access with storage, up and over door to front, opening leading to garage area one.

## Agent Note

Lee Cook Senior Local Director of Connells Wolverhampton is recommending viewing to fully appreciate this rare corner plot semi-detached home on offer. The property does have two garages to side which would be ideal for conversion to granny annex or further living accommodation, the current home owners use this as a gym/ workout studio.















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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WVH330236](http://connells.co.uk/Property/WVH330236)**

Tenure: Freehold



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