



**Connells**

Southgate Way  
Dudley



## Property Description

This is an excellent opportunity to purchase a well-kept, detached five-bedroom home situated in a sought-after modern development, conveniently close to Dudley town centre. Spanning three floors, this remarkable property provides flexible living spaces that cater to larger families and those who work remotely. Its prime location ensures easy access to various amenities, transport links, local schools, and Dudley College.

## Entrance Hall

Door to the front elevation, stairs to first floor living accommodation.

## Cloakroom

Low level w.c., wash hand basin, central heating radiator.

## Lounge

21' x 11' 1" ( 6.40m x 3.38m )

.Double glazed window to the front & side elevations, gas fire with feature surround, central heating radiator.

## Kitchen / Dining Area

21' x 12' 3" ( 6.40m x 3.73m )

A fitted kitchen area to include wall and base units with work surfaces over, tiling to splashback, breakfast bar with stainless steel sink & drainer unit with mixer tap over, electric oven & cooker hood over, integrated fridge freezer, central heating radiator, double glazed windows to the front elevation, double glazed door to the side leading to garden.

## Utility Room

7' 5" x 5' 7" ( 2.26m x 1.70m )

Understairs storage, wall & base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating boiler, double glazed door to the rear.

## First Floor

### Landing

Stairs to second floor accommodation, built-in storage cupboard.

### Bedroom One

15' 2" x 12' 4" ( 4.62m x 3.76m )

Double glazed window to the front, central heating radiator.

### En-Suite

Shower cubicle over, wash hand basin, low level w.c., tiling, double glazed window to the side.

### Bedroom Two

11' 1" x 11' ( 3.38m x 3.35m )

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

### Bedroom Three

11' 1" x 9' 8" ( 3.38m x 2.95m )

Double glazed window to the side, central heating radiator.

### Bathroom

Bath with shower attachment over, wash hand basin , low level w.c., tiling, double glazed window to the rear.

## Second Floor

### Landing

Built-in storage cupboard, double glazed window to the front.

### Bedroom Four

13' 7" x 11' 6" ( 4.14m x 3.51m )

Double glazed window to the front & rear elevations. Please note - restricted head height to this room.

### Bedroom Five

12' 7" x 7' 8" ( 3.84m x 2.34m )

Double glazed window to the front, central heating radiator. Please note - restricted head height to this room.

### Shower Room

Shower cubicle, wash hand basin , low level w.c., central heating radiator, tiling, double glazed window to the rear. Please note - restricted head height to this room.

### Outside

To the front of the property tarmac driveway giving off road parking, Double garage, step approach to front door, lawned area with shrubs & borders.

Rear garden having slabbed & paved, lawned area, side access

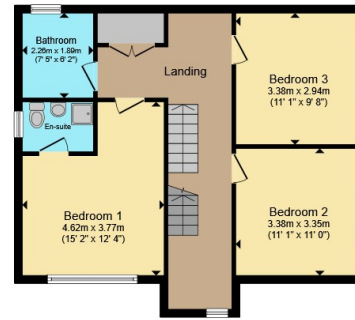




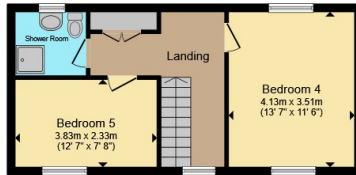




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 169.2 m<sup>2</sup> (1,822 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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