



**Connells**

Wellspring Gardens  
Dudley



## Property Description

This elegantly presented mid-terrace home is situated in a highly desirable modern development in the heart of Dudley. The property has undergone meticulous renovations, featuring a sleek fitted gloss kitchen and a ground floor extension that creates a spacious open-plan living area. Additionally, it includes a shower room on the first floor and an en-suite bathroom, complemented by a low-maintenance rear garden, making it ready for immediate occupancy. Its prime location offers convenient access to Dudley town centre, the upcoming tram line, local shops, a leisure centre, and various amenities.

## Entrance Hall

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

## Kitchen / Dining Room

18' 2" x 9' 6" ( 5.54m x 2.90m )

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, sink & drainer unit, integrated appliance to include washer dryer, two freezers & a fridge, electric oven & five ring gas hob with extractor hood over, central heating boiler, central heating radiator, tiled floor, down lighters to base units in the kitchen, double glazed window to the front elevation, double glazed door to the rear.

## W.C.

Low level w.c., wash hand basin in vanity unit, tiling, radiator.

## Living Room

12' 8" x 12' 4" ( 3.86m x 3.76m )

Archway to dining room, central heating radiator, electric fire, underfloor heating.

## Dining Room

9' 10" x 8' 10" ( 3.00m x 2.69m )

Double glazed french doors to the rear, sky light window, tiled floor with underfloor heating, central heating radiator.

## First Floor

### Landing

Double glazed window to the front, stairs to second floor, central heating radiator.

### Bedroom Two

12' 4" x 10' 10" ( 3.76m x 3.30m )

Double glazed window to the rear, fitted wardrobes, central heating radiator.

### Bedroom Three

11' 2" x 6' 3" ( 3.40m x 1.91m )

Double glazed window to the front, central heating radiator.

### Shower Room

Suite to comprise shower enclosure with mains shower, wash hand basin, low level w.c., tiling, central heating radiator.

## Second Floor

### Master Bedroom

17' max x 12' 10" ( 5.18m max x 3.91m )

Double glazed windows to the rear, fitted draw storage units, fitted wardrobes, built-in storage cupboard to dressing area , central heating radiator. Please Note - restricted head height to this room.

## En-Suite

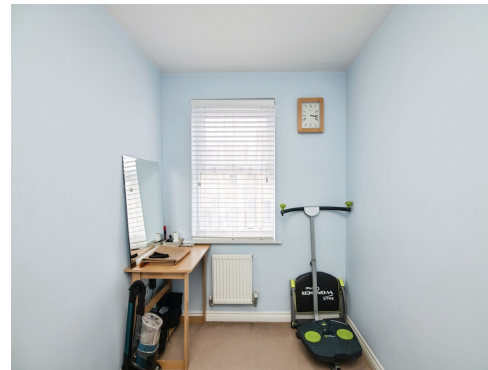
Suite to comprise bath, shower enclosure wash hand basin, low level w.c., heated towel rail, double glazed window to the rear elevation. Please Note - restricted head height to this room.

## Outside

To the front of the property tarmac driveway giving off road parking for two cars, slabbed path approach to front door. Low maintenance rear garden having porcelain tiles, slate borders, rear access.

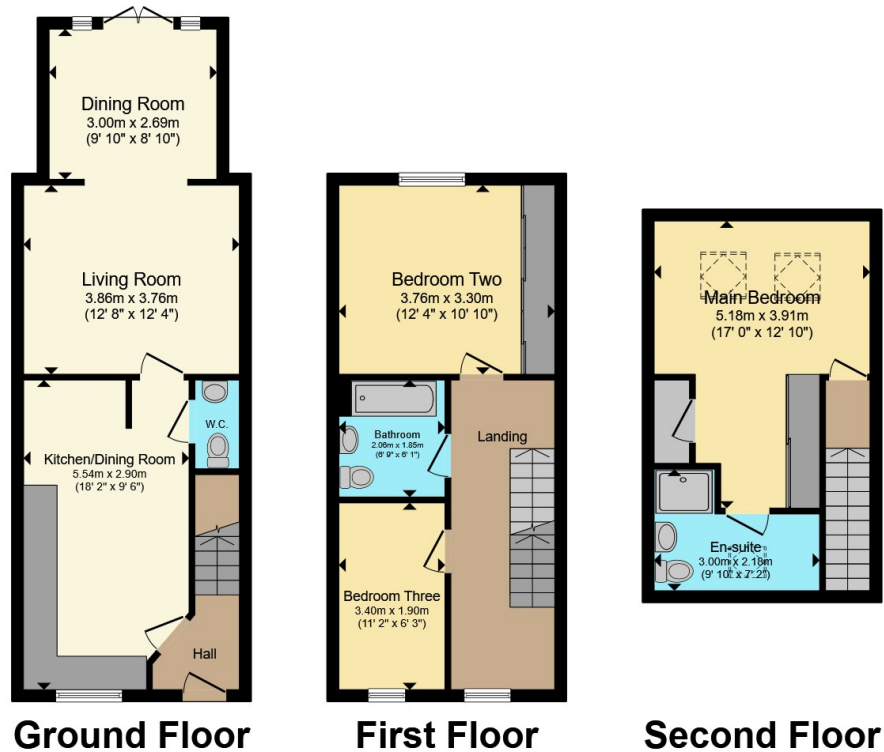
## Managed Freehold

The sellers advise that they pay £212.00 per annum as a contribution towards upkeep









Total floor area 103.6 m<sup>2</sup> (1,115 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



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4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: C Council Tax Band: C

Tenure: Freehold

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