



Connells

Shearing Close
Dudley



Property Description

This elegantly presented residence is move-in ready, offering a contemporary and comfortable lifestyle in an excellent location. Nestled in a desirable area, the home is conveniently close to local shops, schools, and essential amenities, making it an ideal option for first-time buyers and professionals alike. The tranquil cul-de-sac setting ensures a serene living experience while maintaining strong connections to nearby regions.

Upper Gornal and the broader Dudley area boast a lively community atmosphere. Nearby parks offer green spaces for leisure activities, and educational institutions such as Dudley College provide valuable learning opportunities. The town center is easily reachable, featuring a diverse array of shops and services to meet residents' needs.

Lounge

15' 3" x 12' 4" (4.65m x 3.76m)

UPVC door to front elevation, stairs to first floor accommodation, double glazed window to front elevation, central heating radiator.

Lobby

Built in storage cupboard,

Cloakroom

low level WC, wash hand basin.

Kitchen/ Dining Room

15' 1" x 9' 9" (4.60m x 2.97m)

A fitted kitchen to include wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, integrated fridge/ freezer, electric oven, gas hob, cooker hood over, plumbing for washing machine, central heating boiler, central heating radiator, double glazed window to rear elevation, double glazed door leading to garden



First Floor

Landing

loft access

Bedroom One

15' 3" x 9' 7" (4.65m x 2.92m)

Double glazed window to rear elevation, central heating radiator

Bedroom Two

15' 3" x 9' 10" (4.65m x 3.00m)

Double glazed window to front elevation, central heating radiator

Bathroom

Suite to comprise bath with mains shower over, low level WC, wash hand basin, tiling, radiator.

Outside

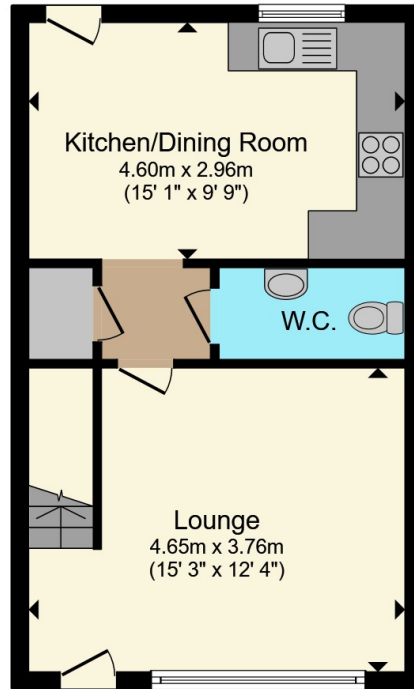
To the front tarmac driveway giving off road parking, with gravel detail, power connection.

Landscaped rear garden having paved patio area with lawn area.

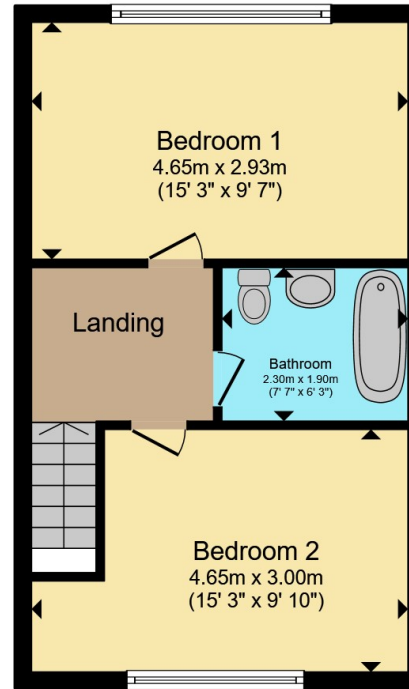








Ground Floor



First Floor

Total floor area 74.7 m² (804 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



To view this property please contact Connells on

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

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313440



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