



Connells

Guest Avenue
Dudley



Property Description

This remarkable semi-detached family home is located in the sought-after Butlers Crescent development in Dudley. It presents move-in-ready living spaces that cater perfectly to the needs of first-time buyers and families alike. The property features generous living areas, well-maintained interiors, a convenient downstairs WC, off-road parking, and a modern fitted kitchen. Additionally, its prime location offers easy access to Castle Gate amenities, transport links—including the upcoming tram line—Dudley College, and straightforward routes to both Wolverhampton and Birmingham.

Entrance Hall

Door to the front elevation, stairs to first floor accommodation, central heating radiator.

Cloakroom

Low level w.c., central heating radiator, double glazed window to the front.

Lounge / Dining Room

17' 1" x 6' 9" (5.21m x 2.06m)

Double glazed french doors to the rear, double glazed windows to the rear, built-in understairs store, central heating radiator.

Kitchen

9' 10" x 9' 2" (3.00m x 2.79m)

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, central heating boiler, central heating radiator, double glazed window to the front.

First Floor

Landing

Loft access, central heating radiator.

Bedroom One

13' 5" x 10' 10" (4.09m x 3.30m)

Double glazed window to the front elevation, built-in storage cupboard, central heating radiator.

En-Suite

Shower cubicle with main shower, wash hand basin, low level w.c., tiling, double glazed window to the front.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

Double glazed window to the rear, central heating radiator.

Bedroom Three

11' 2" x 6' 7" (3.40m x 2.01m)

Double glazed window to the rear, central heating radiator.

Bathroom

Suite to comprise bath with shower attachment over, wash hand basin, low level w.c., tiling, extractor fan.

Outside

To the front of the property tarmac driveway giving off road parking, path approach to front door with various shrubs & borders. Landscaped rear garden having slabbed paved patio area, picket fence, sleeper beams, lawned area.

Managed Freehold

The sellers advise that they pay £280.00 per annum as a contribution towards upkeep

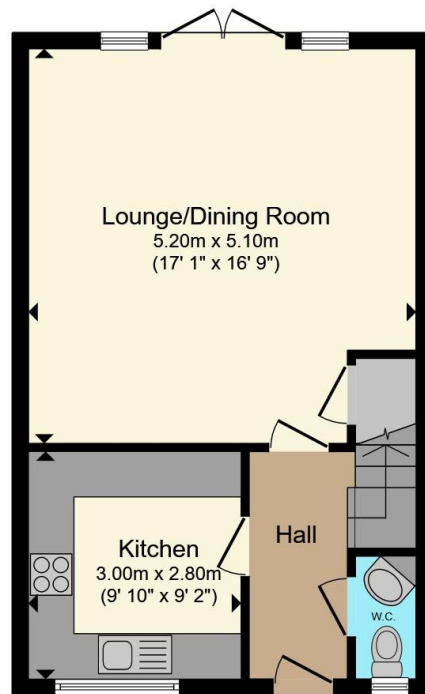
Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the Vendor of this property is an associate of an employee of the Connells Group

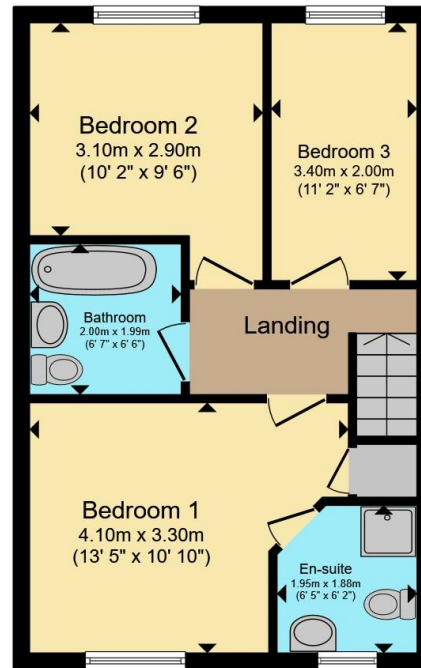








Ground Floor



First Floor

Total floor area 84.7 m² (911 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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Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B Council Tax Band: C

Tenure: Freehold

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