

Connells

St. James's Road
Dudley

St. James's Road
Dudley DY1 3JB

for sale
£440,000







Property Description

This is a distinctive opportunity to purchase a detached family residence located on a highly desirable road in Dudley. The property features both spacious and adaptable living areas, making it suitable for larger families or individuals who work from home. A rear extension has created a separate annexe with its own private entrance, which includes a fully equipped kitchen, a bedroom, a shower room, and a lounge. The main house boasts expansive living spaces, including an open-plan kitchen and dining area, a lounge with attractive bifold doors, four generously sized bedrooms, a family bathroom, off-road parking, and a sizable rear garden. Additionally, it enjoys a prime location within walking distance of Dudley town centre, Dudley College, local schools, and excellent transport links, including bus routes and an upcoming tram line.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

Ground Floor

Entrance Hall

Cloakroom

Kitchen/ Dining Room

20' 11" max x 16' 5" max (6.38m max x 5.00m max)

Dining Room

18' 4" max x 7' 5" (5.59m max x 2.26m)

Study

5' 7" x 5' 3" (1.70m x 1.60m)

Lounge

16' 9" x 16' 4" (5.11m x 4.98m)

First Floor

Landing

Bedroom One

13' 5" x 11' 10" (4.09m x 3.61m)

Bedroom Two

13' 1" x 8' 9" (3.99m x 2.67m)

Bedroom Three

9' 2" x 8' 8" (2.79m x 2.64m)

Bedroom Four

8' 10" x 8' 9" (2.69m x 2.67m)

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Ground Floor Annexe/ Extension

Kitchen

22' 1" x 7' 10" (6.73m x 2.39m)

Lounge

14' 2" x 12' 2" (4.32m x 3.71m)

Bedroom

12' x 11' 2" (3.66m x 3.40m)

Agents Note:

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.



















Ground Floor



First Floor

Total floor area 182.3 m² (1,962 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

Connells

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/DUD315013

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.