



Connells

Bourne Street
Woodsetton Dudley



Property Description

Connells Dudley is delighted to showcase this meticulously maintained three-bedroom detached family residence located in a sought-after neighbourhood. The property features generous internal and external spaces, complemented by a detached outbuilding ideal for entertainment or remote work, making a viewing imperative to fully grasp its potential. With expansive living areas, it presents an outstanding opportunity for families. Additionally, its prime location ensures convenient access to local schools, shops in Sedgley and Woodsetton, as well as various transportation links, including Coseley train station.

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.

Entrance Hall

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

Living Room

9' 10" x 9' 8" (3.00m x 2.95m)

Double glazed window to the front elevation, central heating radiator.

Kitchen / Dining Room

15' 9" x 11' 11" (4.80m x 3.63m)

A fitted kitchen to include a range of wall and base units with work surfaces over, porcelain sink & drainer unit with mixer tap over, gas cooker point with cooker hood over, storage pantry, tiling to splashback, door to the rear leading to conservatory.

Dining area to have central heating radiator, electric fire point with brick feature surround, double glazed door to rear, double glazed window to the rear.

Conservatory

15' 9" x 11' 2" (4.80m x 3.40m)

Double glazed windows to rear and side, plumbing for washing machine, wall mounted central heating boiler.

First Floor

Landing

Double glazed window to the side, loft access.

Bedroom One

11' 11" x 9' 8" (3.63m x 2.95m)
Double glazed window to the rear, central heating radiator.

Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m)
Double glazed window to the front, central heating radiator.

Bedroom Three

6' 9" x 5' 7" (2.06m x 1.70m)
Double glazed window to the front, central heating radiator.

Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., tiling, double glazed window to the rear.

Outbuilding

15' x 9' 3" (4.57m x 2.82m)

Outside

To the front of the property concrete print driveway giving off road parking & gated rear access. Rear garden having paved patio area with decking & slate borders, step down approach to lawned area, storage shed.

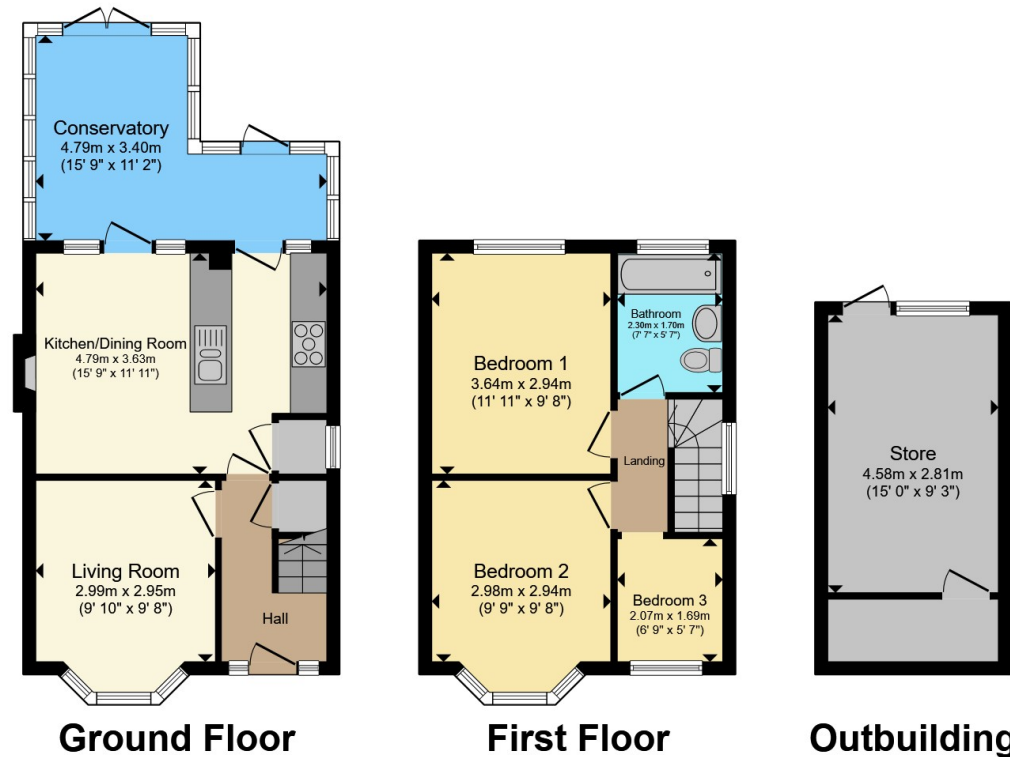
Agents Note

Private Right of Way
There is a easement on the title, please enquire with the branch.









Total floor area 94.7 m² (1,020 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

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

4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314908



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD314908 - 0005