



Connells

St. Edmund Close  
Dudley





## Property Description

This charming end of terrace house is now available for sale in a highly desirable area, making it an ideal choice for first-time buyers and those looking to downsize. Featuring two well-proportioned double bedrooms, the property offers a move-in-ready living space that has been thoughtfully designed. Its prime location ensures easy access to excellent public transport options, including the upcoming tram line, as well as reputable schools, local amenities, and the scenic Wrens Nest Nature Reserve.

## Entrance Hall

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

## Kitchen

11' 6" x 7' 4" ( 3.51m x 2.24m )

A fitted kitchen to include a range of wall and base units with work surfaces over, sink & drainer unit with mixer tap over, tiling to splashback, electric oven & gas hob with cooker hood over, plumbing for washing machine, central heating radiator, double glazed window to the front.

## Lounge

14' 5" x 10' 9" ( 4.39m x 3.28m )

Double glazed doors to the rear leading to garden, built-in storage cupboard, central heating radiator.

## Cloakroom

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

## First Floor

### Landing

Loft access ( access via ladder ).

### Bedroom One

14' 6" x 8' 7" ( 4.42m x 2.62m )

Double glazed window to the rear, free standing wardrobe, central heating radiator.

### Bedroom Two

13' 9" x 7' 9" ( 4.19m x 2.36m )

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

### Bathroom

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

### Outside

Paved path to front door & side access to rear garden. Rear garden having slabbed paved patio area, slab approach path to rear access, lawned area.

Allocated parking space to rear with fees of £19.00 per month.

### Agents Note

Parking Space Fee of £19.00 per month.

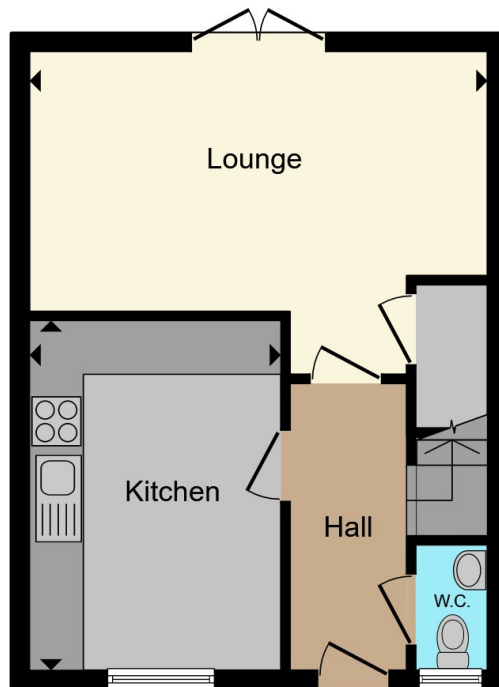




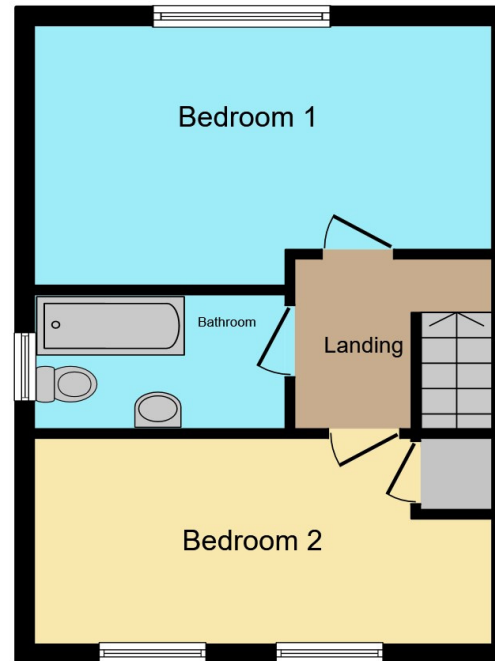








**Ground Floor**



**First Floor**

Total floor area 70.4 m<sup>2</sup> (757 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](http://www.propertybox.io)

**Connells**

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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