



Connells

Selborne Road
Dudley



Property Description

This stunning period property, characterised by its original features, presents an ideal family home with picturesque views of Buffery Park. Conveniently situated near forthcoming tram line, it offers excellent transportation links. The residence includes a converted loft that serves as a fourth bedroom, seamlessly blending modern amenities with traditional charm. Additional highlights comprise two reception rooms, a conservatory, a family bathroom, and a delightful rear garden. Furthermore, its prime location ensures easy access to local schools, including Dudley College, as well as various amenities and shops, while also being close to green spaces such as Warrens Hall Nature Reserve.

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

Door to the front elevation, stained glass windows to the front elevation, minton tiled floor, stairs to first floor accommodation.

Cloakroom

Storage area with downstairs w.c.

Lounge

17' 5" x 13' 4" (5.31m x 4.06m)

Window to the front elevation, gas fire with feature surround, central heating radiator.

Dining Room

13' 8" x 11' 1" (4.17m x 3.38m)

Door to the rear elevation, windows to the rear, central heating radiator.

Kitchen

13' 8" (max) x 11' 1" (max) (4.17m (max) x 3.38m (max))

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, electric oven & gas hob with cooker hood over, plumbing for washing machine, breakfast bar, two central heating radiators, built-in storage cupboard, window to the rear elevation.

Conservatory

14' 2" x 10' 8" (4.32m x 3.25m)

Double glazed window to the rear elevation, double glazed french doors leading to garden.

Storage Cupboard

First Floor

Landing

Stairs to second floor accommodation.

Bedroom Two

13' 4" x 11' 1" (4.06m x 3.38m)

Double glazed window to the rear, central heating radiator.

Bedroom Three

12' 6" x 11' 1" (3.81m x 3.38m)

Double glazed window to the front, central heating radiator.

Bedroom Four

10' 1" x 9' 6" (3.07m x 2.90m)

Double glazed window to the front, central heating radiator.

Bathroom

Bath with mixer taps over, shower cubicle, wash hand basin, low level w.c., airing cupboard, tiling, double glazed window to the rear.

Second Floor

Bedroom One

14' 4" x 13' 2" (4.37m x 4.01m)

Double glazed sky light windows to the front & rear elevations, built-in storage areas, central heating radiator. Please note - restricted head height to this room,

En-Suite

Shower cubicle, wash hand basin, low level w.c., double glazed sky light window to the front elevation. Please note - restricted head height to this room,

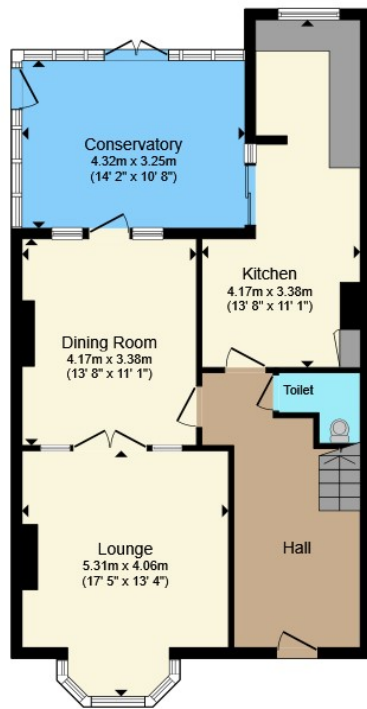
Outside

To the front of the property path approach to front door with various shrubs & borders. Rear garden having patio area, lawn area with various shrubs & borders.

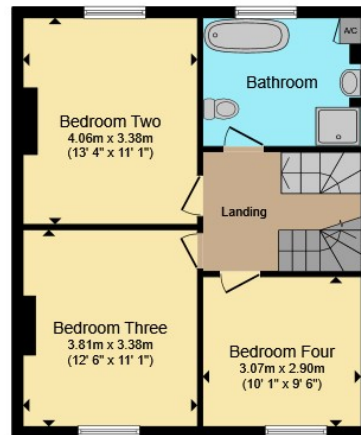




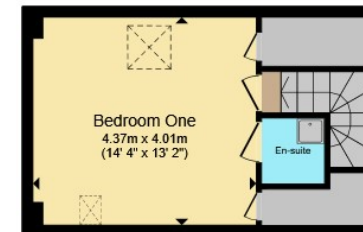




Ground Floor



First Floor



Second Floor

Total floor area 155.9 m² (1,678 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: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314942



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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.

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