



**Connells**

Hilary Crescent  
Dudley



## Property Description

This spacious family home presents significant potential and is ideally situated just a short distance from well-regarded local schools, shops, and Coseley Train Station. The property features an entrance hallway, a lounge, a dining room, a refitted kitchen, a shower room, and a first-floor landing that leads to three bedrooms and a bathroom. Additionally, there is an enclosed, low-maintenance rear garden, making it a practical choice for families.

## Entrance Hall

Double glazed door to the front, double glazed window to the side, stairs to first floor accommodation, built-in understairs store.

## Lounge

14' 4" x 12' 4" ( 4.37m x 3.76m )

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

## Dining Room

12' 6" x 11' 4" ( 3.81m x 3.45m )

Double glazed window to the rear, gas fire, central heating radiator.

## Kitchen

18' 4" x 5' 8" ( 5.59m x 1.73m )

A fitted kitchen to include wall and base units with work surfaces over, sink unit with mixer tap over, gas cooker point, plumbing for washing machine, double glazed window to the side, double glazed door to the side.



## Downstairs Shower Room

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

## First Floor

### Landing

Double glazed window to the side, airing cupboard housing boiler.

### Bedroom One

11' 7" x 10' 9" ( 3.53m x 3.28m )

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

### Bedroom Two

11' 9" x 11' 5" ( 3.58m x 3.48m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

8' 4" x 8' 3" ( 2.54m x 2.51m )

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

### Shower Room

Shower cubicle, low level w.c., wash hand basin, heated towel rail, double glazed window to the rear.

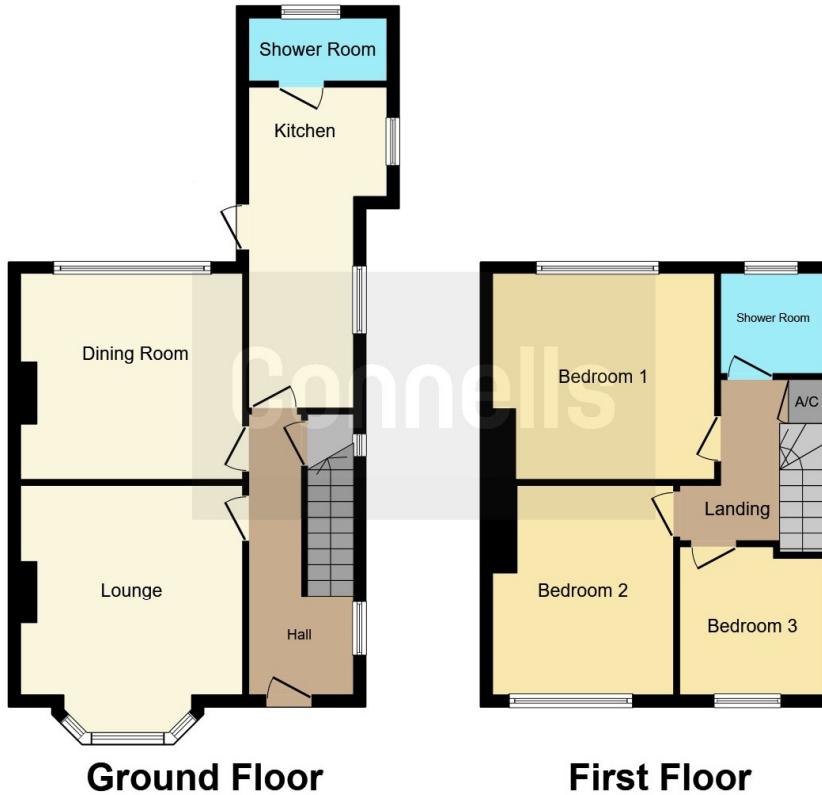
### Outside

To the front of the property tarmac driveway giving off road parking, slatted path approach to front door, side access to rear garden. Low maintenance rear garden having slatted & paved.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314134](http://connells.co.uk/Property/DUD314134)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD314134 - 0004