



**Connells**

Turks Hill Road  
Dudley



### Property Description

Connells Wolverhampton are delighted to bring to the market this two/three bedroom end terrace family property close to Sedgley town centre. Benefiting from NO ONWARD CHAIN, this property should be viewed in order to fully appreciate.

The property comprises of large family lounge with feature fireplace and shutters, dining room, open chimney (potential for wood burner), modern fitted kitchen with oak work tops, stylish family bathroom, two spacious bedrooms (the second of which has a staircase leading to the loft room/potential bedrooms, see Agents Note). Externally there is a small area to front providing off road parking for one small vehicle with a dwarf wall to front, side gated access leading to a well proportioned rear garden.

### The Location & Area

Located a short distance from Sedgley village which boasts a range of facilities including shops, bars, restaurants local doctors and dentists as well as multiple primary and secondary schools within walking distance.

### Family Lounge

12' x 11' 6" max ( 3.66m x 3.51m max )  
Double glazed window to front with fitted shutter, double glazed oak door to front, central heating radiator, wall lights, laminate flooring, meter cupboard, feature fireplace, door to dining room.

### Dining Room

12' 4" x 12' 1" ( 3.76m x 3.68m )  
Double glazed window to rear, central heating radiator, door to lounge, open fireplace with mantel (ideal for the installation of a wood burner), open to kitchen.

### Kitchen

10' 2" x 6' 10" ( 3.10m x 2.08m )  
Double glazed window and door to side, a range of wall and base units with oak work tops, inset sink, plumbing for washing machine, space for undercut fridge freezer, open to inner hall.

### Inner Hall

Heated towel rail, door to airing cupboard housing Worcester Bosch Greenstar boiler, door to family bathroom.

### Family Bathroom

Double glazed window to side, panelled bath with electric shower over, low flush toilet, vanity sink, central heating radiator, feature tiled walls and floor, door to inner hall.

## First Floor Landing

Doors to Bedroom One and Bedroom Two.

## Bedroom One

11' 8" x 10' 11" max ( 3.56m x 3.33m max )

Double glazed window to front, central heating radiator, two fitted wardrobes, feature fireplace, door to first floor landing.

## Bedroom Two

12' x 9' 1" max into recess ( 3.66m x 2.77m max into recess )

Double glazed window to rear with fitted blind, central heating radiator, feature fireplace, door to first floor landing, door to staircase leading to Potential Bedroom Three.

## Loft Room/ Potential Bedroom 3

15' 8" max x 11' 9" ( 4.78m max x 3.58m )

With restricted head height. Velux skylight to rear, storage areas, staircase leading to Bedroom Two.

## Outside Front

Small hard standing driveway area which has previously used as a driveway, block paved pathway, dwarf wall, side gated access leading to the rear garden.

## Outside Rear

Paved patio area, outdoor tap, outdoor socket, lawned garden area with planter beds either side, further patio area, timber shed, brick built outbuilding.

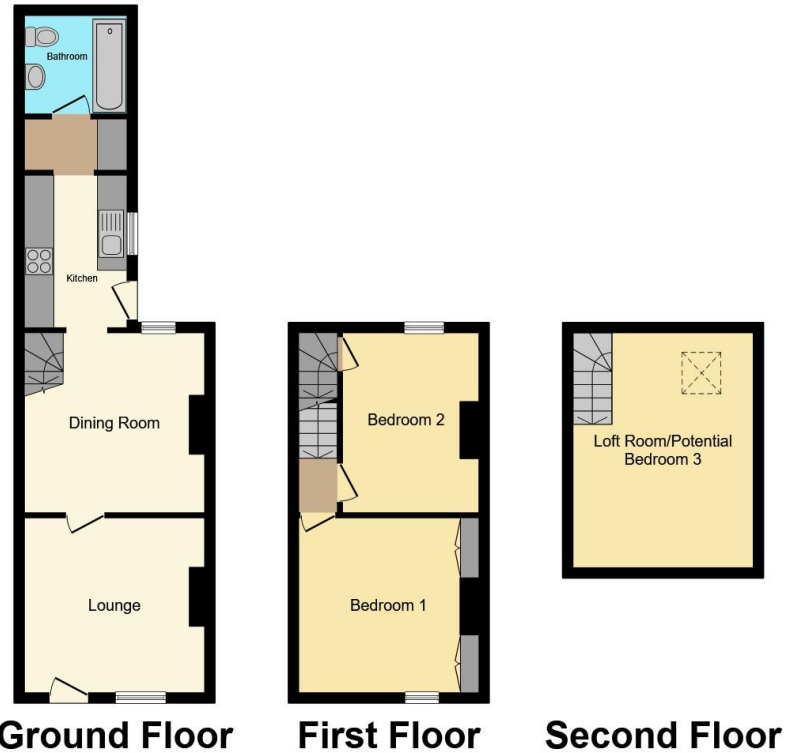
## Agents Note

Please note the loft area/potential Bedroom Three has no building regulations and the previous owner brought this with an indemnity policy for it to be used as a bedroom, it would require its own separate access creating as well as to comply with current UK Building Regulations.









Total floor area 84.4 m<sup>2</sup> (908 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)



To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

**view this property online [connells.co.uk/Property/WVH324306](http://connells.co.uk/Property/WVH324306)**

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: D Council Tax Band: B

Tenure: Freehold



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: WVH324306 - 0002