



**Connells**

Woodbank Road  
Sedgley Dudley



## Property Description

This well-maintained semi-detached home is located in a highly sought-after residential area, just a short walk from Sedgley High Street and various amenities, including local schools and transport links. Additionally, it is conveniently close to Baggeridge and Himley country parks. This impressive three-bedroom family residence offers generous living space and is tastefully presented throughout, with the added advantage of no upward chain.

## Entrance Porch

Double glazed door to the front elevation.

## Entrance Hall

Door to the front, double glazed window to the front, stairs to first floor accommodation, central heating radiator.

## Cloakroom

low level WC, wash hand basin

## Dining Room

13' x 11' 5" ( 3.96m x 3.48m )

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

## Lounge

11' 10" x 11' 5" ( 3.61m x 3.48m )

Double glazed patio doors to the rear, gas fire with back boiler, central heating radiator.

## Kitchen

13' 1" x 8' 11" ( 3.99m x 2.72m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with taps over, freestanding cooker, space for domestic appliances, tiling to splashback, door to the side leading to garage, walk in pantry.

## Garage

16' 11" x 7' 10" ( 5.16m x 2.39m )

Up & over door to the front, power & light.

## Utility Room

8' 10" x 7' 10" ( 2.69m x 2.39m )

Double glazed window to the rear, double glazed door to the rear leading to garden, plumbing for washing machine, space for domestic appliances, electric sockets.

## First Floor

### Landing

Double glazed window to the side, airing cupboard, loft access.

### Bedroom One

13' 5" x 11' 1" ( 4.09m x 3.38m )

Double glazed window to the front, fitted wardrobes, central heating radiator.

### Bedroom Two

12' x 11' 2" ( 3.66m x 3.40m )

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

### Bedroom Three

8' 10" x 7' 8" ( 2.69m x 2.34m )

Double glazed window to the rear, fitted wardrobes & storage units, central heating radiator.

### Bathroom

Suite to comprise bath with shower over, wash hand basin, tiling, heated towel rail, double glazed window to the side.

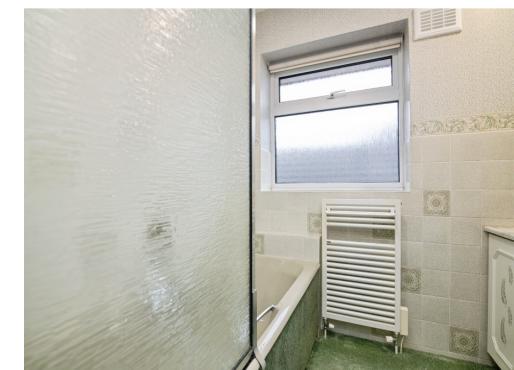
### Separate W.C.

Having w.c., double glazed window to the front.

### Outside

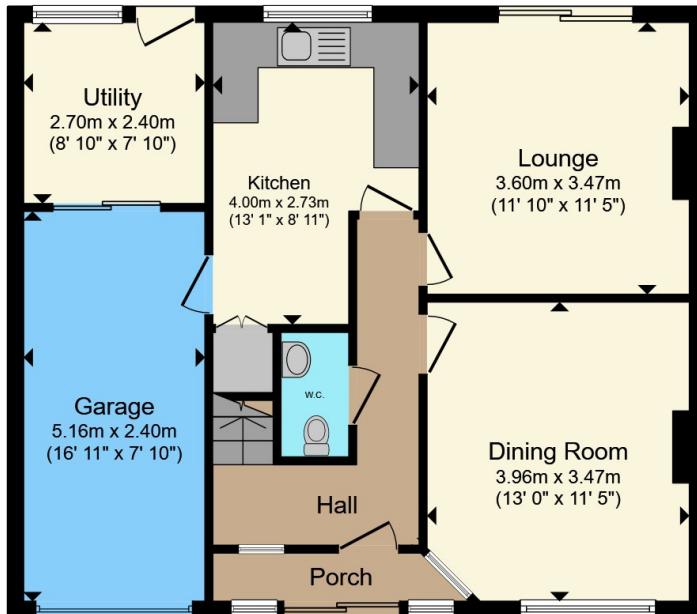
To the front of the property block paved driveway giving off road parking with shrubs.

Rear garden having slabbed paved patio area, lawned area, various shrubs & borders.

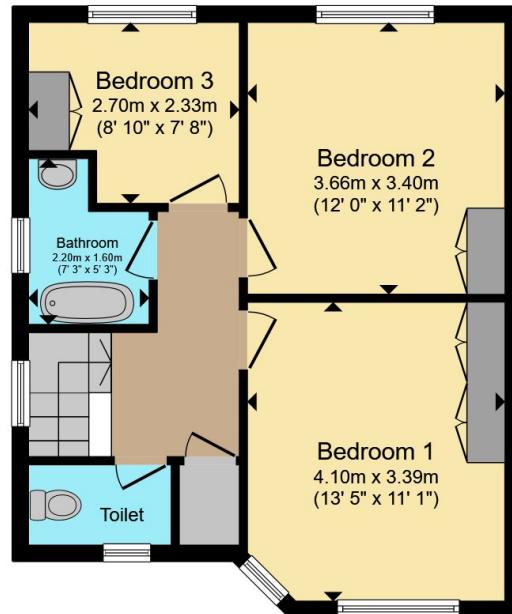








**Ground Floor**



**First Floor**

Total floor area 113.3 m<sup>2</sup> (1,220 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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4 & 5 Stone Street  
DUDLEY DY1 1NS

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

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