



**Connells**

St. James's Road  
Dudley



### Property Description

A simply stunning individually built bungalow located on a popular and sought after residential post code. Conveniently placed for local amenities and within walking distance to Dudley town centre. The property is beautifully presented and has been lovingly refurbished to a high standard by the current vendors.

The property is approached by a well maintained landscaped front garden and accommodation briefly comprises Entrance porch, Impressive reception hallway that has the wow factor! Large through lounge / dining room, five spacious bedrooms one with en-suite shower room, , stylish refitted kitchen, conservatory, cellar, refitted bathroom suite. Beautiful landscaped private rear garden. Seperate rear acces from The Belper with secure off road parking for multiple vehicles.

### Entrance Porch

Feature stained glass entrance door to the front elevation, glazed window to the front elevation, Quarry tiled flooring.

### Reception Hall

28' 6" x 5' 11" ( 8.69m x 1.80m )

Door to the front elevation, windows to the front elevation, two central heating radiators, lot access, high ceilings with feature velux window, laminate flooring.

### Lounge/ Diner

32' 6" (into bay) x 13' 9" ( 9.91m (into bay) x 4.19m )

Having double glazed bay window with sash window to the front elevation, two double glazed sash windows to the side elevation, three central heating radiators. t.v point.

### Master Bedroom / Games Room

11' 9" x 16' (into bay) ( 3.58m x 4.88m (into bay) )

Having double glazed bay window with sash window to the front elevation, double glazed sash window to the side elevation, two central heating radiators, laminate flooring.

### Refitted Kitchen

14' 8" x 11' 7" ( 4.47m x 3.53m )

Having a fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, sink & drainer unit, space for domestic appliances, plumbing for dishwasher, wall tiling, floor tiled, ceiling down lighters, two central heating radiators, two double glazed sash windows to the side elevation, double glazed window to front and side elevation, Quarry tiled floor, gate and steps leading down to cellar, door to conservatory.



## Cellar

7' x 12' 6" ( 2.13m x 3.81m )

Stainless steel sink and drainer unit, base units.

## Conservatory

12' 6" x 12' 8" ( 3.81m x 3.86m )

Double glazed windows and doors, floor tiling, central heating radiator, lighting.

## Bedroom One

10' 5" x 8' 7" ( 3.17m x 2.62m )

Double glazed sash window to the rear, central heating radiator.

## En-Suite

Shower cubicle, wash hand basin, low level w.c., tiling, down lights, extractor and towel rail.

## Bedroom Three

11' 9" x 10' ( 3.58m x 3.05m )

Double glazed sash window to the rear, central heating radiator, laminate flooring.

## Bedroom Four

12' 3" x 10' 1" ( 3.73m x 3.07m )

Double glazed sash window to the side, central heating radiator.

## Bedroom Five

11' 9" x 9' 9" ( 3.58m x 2.97m )

Double glazed sash window to the rear, central heating radiator.

## Bathroom

Suite to comprise free standing bath with shower fitting, shower cubicle, wash hand basin, low level w.c., tiled floor, central heating radiator, double glazed sash window to the rear.

## Outside

Front elevation has a well maintained tiered lawned foregaden with steps to the property.

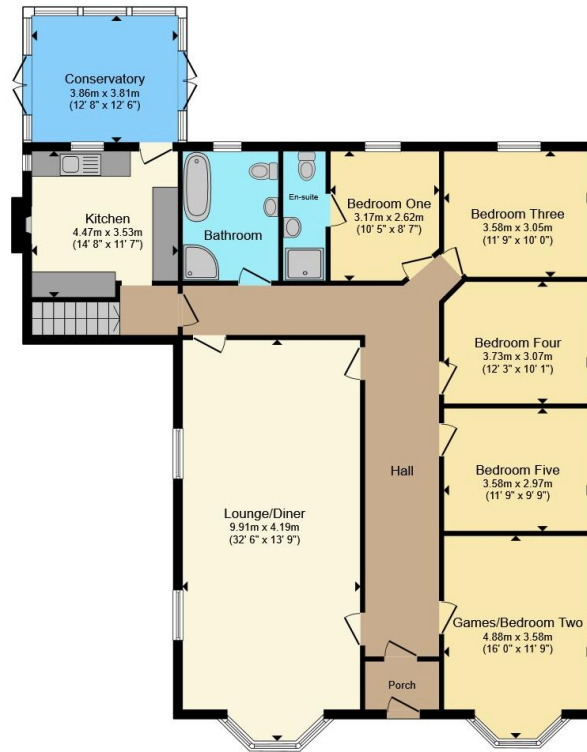
Private rear garden with paved patio area, lawned area with various plants and shrubs, pond, gate giving side access, CCTV security camera's, lighting. power point and outside tap.

Electric gates to rear giving access to secure off road parking for multiple vehicles. ( access via The Belper)









Total floor area 157.5 m<sup>2</sup> (1,695 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)



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4 & 5 Stone Street  
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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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