



Connells

Grosvenor Road
DUDLEY



Property Description

This meticulously maintained mid-terraced home, cared for by its current owners, presents move-in ready living spaces. The property features a lounge, a kitchen with dining area, a conservatory, a cellar, three bedrooms, a converted loft space, and a modern fitted bathroom. Additionally, it boasts a spacious landscaped rear garden. Its prime location provides easy access to excellent amenities, including Gornal Village, bus routes, and local schools. A mining report is available upon request.

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 Porch

Lounge

12' 4" x 12' 1" (3.76m x 3.68m)

Kitchen

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

Conservatory

12' 10" x 8' 10" (3.91m x 2.69m)

Cellar

12' 2" x 11' 2" (3.71m x 3.40m)



First Floor

Bedroom One

12' x 9' 5" (3.66m x 2.87m)

Bedroom Two

12' 2" x 6' 11" (3.71m x 2.11m)

Bedroom Three

9' 2" x 6' 7" (2.79m x 2.01m)

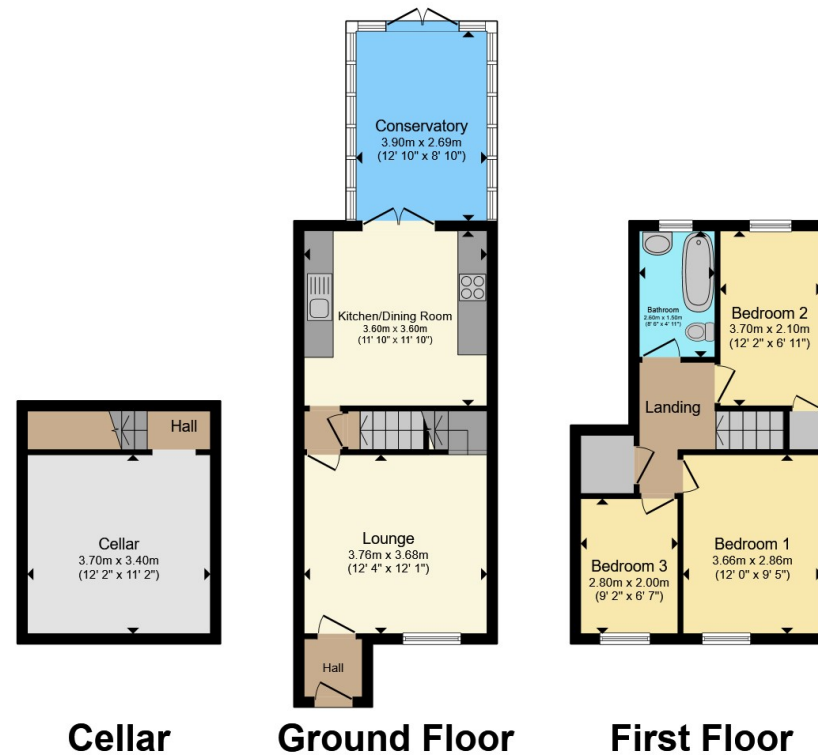
Bathroom

8' 6" x 4' 11" (2.59m x 1.50m)









Total floor area 97.0 m² (1,044 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

T 01384 214 770
E 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/DUD315003



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD315003 - 0004