



Connells

Wombourne Close  
Dudley



## Property Description

\*\* AN IDEAL FAMILY HOME SET IN A CUL DE SAC LOCATION \*\* BENEFITING FROM NO UPWARD CHAIN \*\* CLOSE PROXIMITY TO SEDGELY HIGH STREET, SCHOOLS, AMENITIES & TRANSPORT LINKS\*\* OFF ROAD PARKING & GARAGE \*\*

## Entrance Hall

Double glazed door to the side elevation, stairs to first floor accommodation, central heating radiator.

## Cloakroom

Comprising wash hand basin, low level w.c., double glazed window to the side.

## Lounge

15' 8" x 11' 2" ( 4.78m x 3.40m )  
Double glazed window to the front, central heating radiator.

## Dining Room

11' 9" x 7' 6" ( 3.58m x 2.29m )  
Double glazed french doors to the rear, central heating radiator.

## Kitchen

11' 9" x 6' 8" ( 3.58m x 2.03m )

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the rear, double glazed door to the side.

## First Floor

### Landing

Loft access, double glazed window to the side.

### Bedroom One

14' 4" x 8' 8" ( 4.37m x 2.64m )

Two double glazed windows to the front, built-in storage cupboard housing boiler, central heating radiator.

### Bedroom Two

13' 2" x 8' 5" ( 4.01m x 2.57m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

11' 5" x 5' 9" ( 3.48m x 1.75m )

Double glazed window to the front, built-in storage cupboard, central heating radiator.

### Shower Room

Shower enclosure with electric shower, wash hand basin, low level w.c., central heating radiator, double glazed window to the rear.

### Outside

To the front of the property tarmac driveway giving off road parking with Car Port, gravel detail foregarden with shrubs. Low maintenance rear garden having paved patio area with gravel detail, step approach to further garden area with gravel detail & shrubs.

### Garage

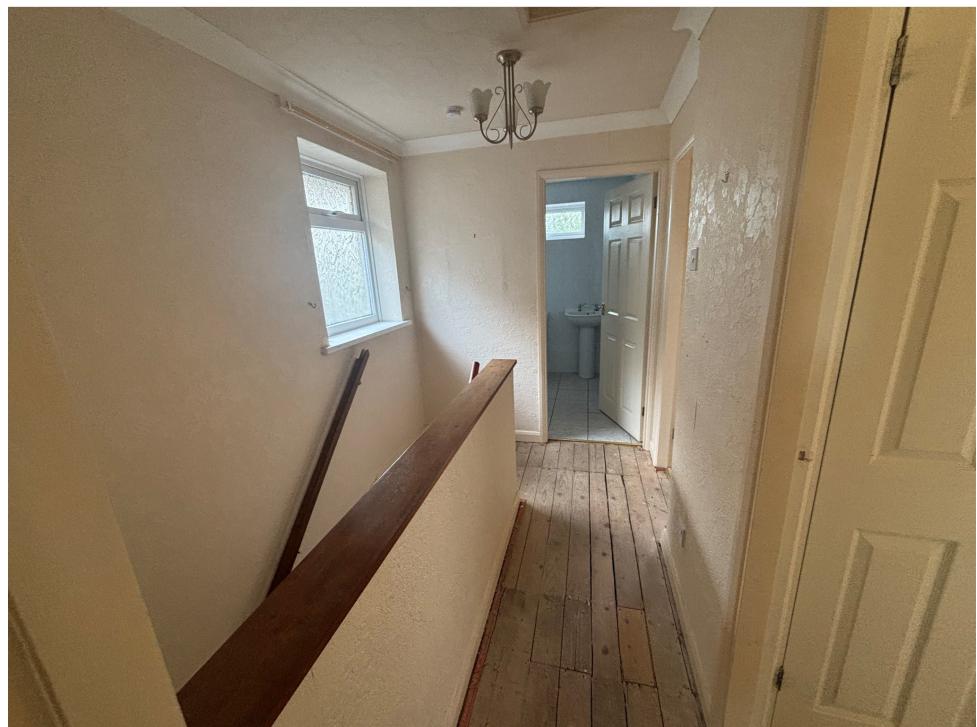
19' 3" x 8' 2" ( 5.87m x 2.49m )

Up & over door to the front.

### Agents Notes

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order









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)

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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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