



Connells

Clarence Street
DUDLEY



Property Description

This well-appointed mid-terraced home is situated in a popular residential area and is available with no upward chain, making it an excellent opportunity for families or first-time buyers. The property boasts generous and adaptable living spaces, featuring two reception rooms, a kitchen, a sunroom, three sizable bedrooms, a bathroom, and an expansive rear garden that holds significant potential for enhancement. Additionally, its prime location ensures easy access to local shops, Sedgley High Street, public transportation routes, and nearby schools.

Ground Floor

Entrance Hall

Door to front elevation, stairs to first floor, understairs storage area.

Reception Room

Double glazed window to front elevation, central heating radiator, gas fire with feature surround.

Lounge/ Dining Room

Double glazed window to rear elevation, central heating radiator, electric fire with feature surround.

Lobby

double glazed window to side elevation

Kitchen

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink unit with mixer tap over, plumbing for washing machine, gas cooker point, space for domestic appliances, central heating boiler, double glazed window to rear and side elevations.

Sun Room

Double glazed windows to side and rear elevations, UPVC door to side leading to garden, wall mounted heater.

First Floor

Landing

Storage cupboard, central heating radiator, skylight window to rear elevation.

Bedroom One

Double glazed window to rear elevation, central heating radiator.

Bedroom Two

Double glazed window to front elevation, central heating radiator.

Bedroom Three

Double glazed window to front elevation, central heating radiator.

Bathroom

Suite to comprise bath, low level WC, wash hand basin, tiling, central heating radiator, storage cupboard, double glazed window to rear elevation.

Outside

Generous mature rear garden.









Total floor area 131.5 m² (1,415 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: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314850



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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: DUD314850 - 0005