



**Connells**  
connells.co.uk 01384 214 770  
**FOR SALE**

**Connells**

Chaucer Avenue  
Lower Gornal Dudley



## Property Description

The property is set on a generous plot and features a low-maintenance front garden, a driveway, and access to a convenient car port. Inside, the accommodation includes a bright and inviting entrance hallway, a lounge that flows into the dining room through an archway, and patio doors leading to the garden. The fitted kitchen and a downstairs W.C. complete the ground floor. On the first floor, there are three bedrooms, including two doubles, along with a family shower room. Outside, the property boasts a good-sized, private rear garden, perfect for families.

## Entrance Hallway

Entrance door to the front elevation, double glazed window to the side elevation, stairs to first floor accommodation, central heating radiator.

## Lounge

11' 7" x 12' 11" ( 3.53m x 3.94m )

Double glazed window to the front elevation, t.v. point, radiator, archway to dining room

## Dining Room

8' 11" x 10' 3" ( 2.72m x 3.12m )

Double glazed patio doors to the rear, central heating radiator.

## Kitchen

10' 3" x 6' 8" ( 3.12m x 2.03m )

Kitchen having wall and base units with work surfaces over, stainless steel sink & drainer unit, gas cooker point, plumbing for washing machine, space for domestic appliances, wall mounted central heating boiler, radiator, double glazed window to the rear, double glazed door to the rear.

## Cloakroom

Low level w.c., wash hand basin, double glazed window to the rear.

## First Floor

### Landing

Loft access with pull down ladder, double glazed window to the side, doors to

### Bedroom One

12' 7" x 11' 10" ( 3.84m x 3.61m )

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

### Bedroom Two

11' 6" x 10' 4" ( 3.51m x 3.15m )

Double glazed window to the rear, radiator.

### Bedroom Three

8' 9" x 6' 7" ( 2.67m x 2.01m )

Double glazed window to the front, radiator.

### Shower Room

Suite to comprise shower cubicle, wash hand basin in vanity unit, low level w.c., tiling, radiator, double glazed window to the rear.

### Outside

To the front of the property driveway giving off road parking & leading to car port, low maintenance landscaped foregarden. Good size private rear garden having paved patio area, lawn, tap, outside lighting to the side, shed and a door giving side access.

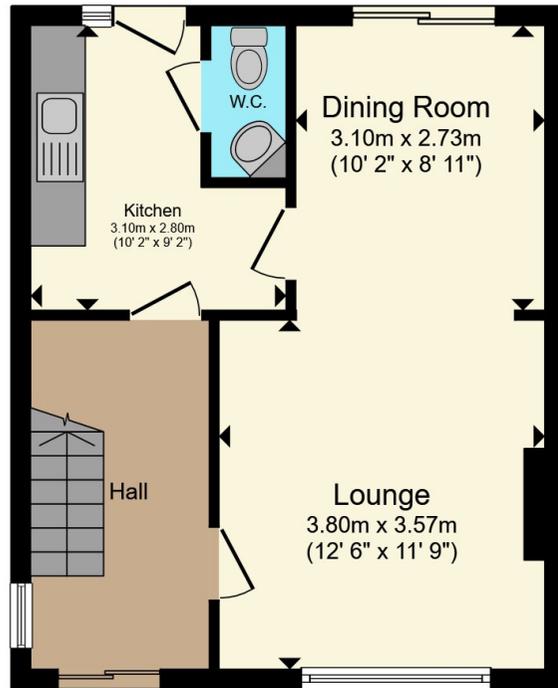
### Car Port

Up & over door, lighting.

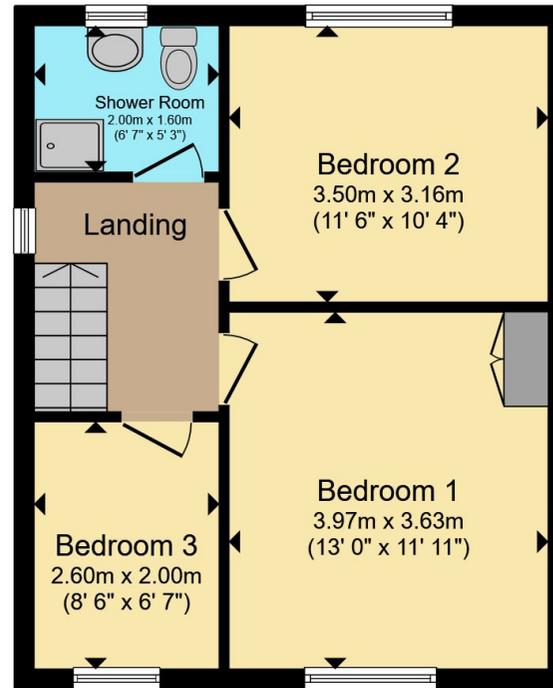








**Ground Floor**



**First Floor**

Total floor area 78.8 m<sup>2</sup> (849 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: C

Tenure: Freehold

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