



**Connells**

King Edmund Street  
Dudley



### Property Description

**\*\*A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME SET ON PRIVATE SOUGHT AFTER MODERN DEVELOPMENT\*\*** The property benefits from spacious accommodation to include through lounge, kitchen diner, en-suite to master bedroom and a detached garage.

### Kitchen Diner

19' 10" x 11' 6" ( 6.05m x 3.51m )

Having a gloss fitted kitchen to include wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer unit, electric oven and gas hob with extractor, space for domestic appliances, integrated fridge freezer, cupboard housing boiler, central heating radiator, tiled floor, double glazed window to the rear, double glazed french doors to the garden.

### Entrance Hallway

Double glazed door to the front elevation, stairs to first floor accommodation, understairs storage cupboard, central heating radiator. Fitted secure alarm system, CCTV cameras and Ring Doorbell system all included.

### Cloakroom

Double glazed window to front elevation, wash hand basin, w.c., central heating radiator.

### Utility Room

Wall and base units with work surfaces over, plumbing for washing machine.

### Lounge

18' 1" (plus bay) x 12' 1" ( 5.51m (plus bay) x 3.68m )

Double glazed bay window to the front, central heating radiator, Recently fitted T.V media wall with built in storage cupboards.



## First Floor

### Landing

Double glazed window to the side, airing cupboard, loft access, doors to

### Bedroom One

12' 8" x 11' 6" ( 3.86m x 3.51m )

Double glazed window to the front, fitted wardrobes, central heating radiator.

### En-Suite

Shower cubicle, wash hand basin, w.c., central heating radiator.

### Bedroom Two

12' 6" x 11' 3" ( 3.81m x 3.43m )

Double glazed window to the rear, fitted wardrobes with ample storage space, central heating radiator.

### Bedroom Three

9' 6" x 7' 6" ( 2.90m x 2.29m )

Double glazed window to the rear, fitted wardrobes and central heating radiator.

### Bedroom Four

9' 6" x 7' 6" ( 2.90m x 2.29m )

Double glazed window to the front, central heating radiator.

### Bathroom

Double glazed window to the side, bath with mixer tap, shower cubicle, wash hand basin, W.C, extractor fan, part tiled.

### Outside

To the front of the property tarmac driveway giving off road parking with block paved area to approach and bollards. Rear garden having slabbed paved patio area, lawned area.

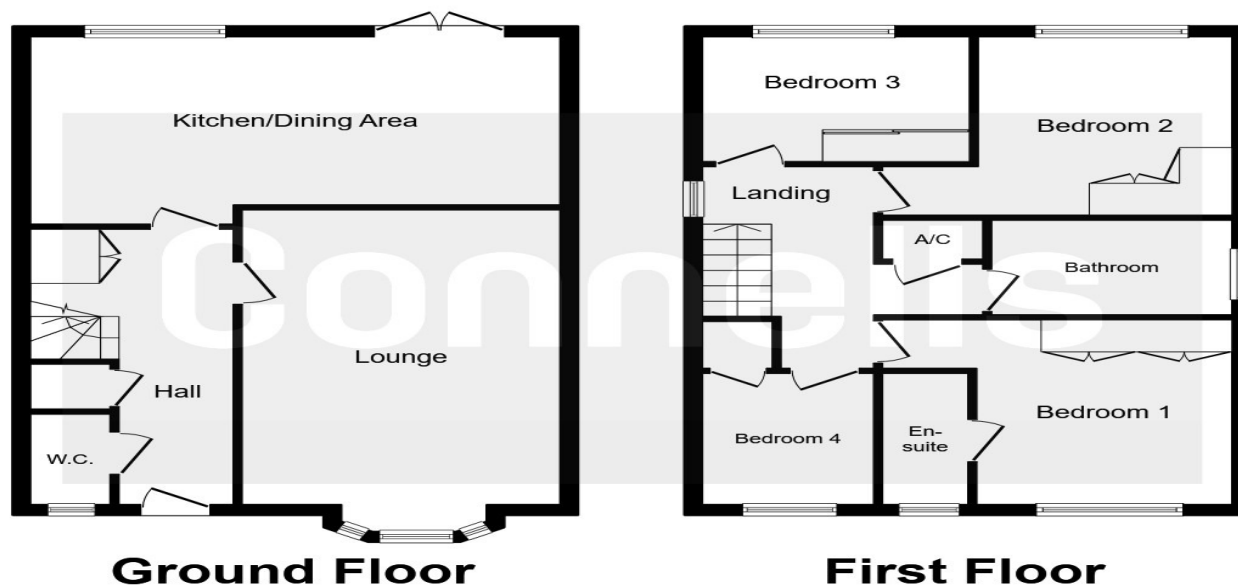
### Separate Garage

with Electric Door.









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**EPC Rating: C**

Tenure: Freehold

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