



**Connells**

Himley Road  
Gornal Wood Dudley



### Property Description

The property has private security gated grounds and briefly comprises entrance porch, hallway, cloakroom, sitting room, extended through/lounge, beautiful extended kitchen/diner/family room, study, first floor has four good sized bedrooms with en-suite to master bedroom, family bathroom, double garage, driveway for multiple vehicles and a private mature rear garden.

### Entrance Porch

Having doors and window to the front elevation.

### Entrance Hallway

Having door to the front elevation, stairs to the first floor accommodation, central heating radiator.

### Cloakroom

Having low level w.c., wash hand basin, glazed window to the side elevation.

### Sitting Room

12' 9" x 12' 6" ( 3.89m x 3.81m )  
Double glazed bay window to the front elevation, central heating radiator, electric fire with feature surround, two wall lights, laminate flooring.

### Extended Through Lounge

23' 3" x 10' 4" ( 7.09m x 3.15m )  
Double glazed french doors to the rear, central heating radiator, gas fire with feature surround, t.v. point,

### Extended Kitchen Diner

18' 7" x 17' 5" ( 5.66m x 5.31m )  
A fitted kitchen to kitchen to comprise a range of wall and base oak units with granite worktops over, island with built-in units & granite worktop, Belfast inset sink with mixer tap, gas & electric cooker points with extractor fan, integrated fridge freezer, tiling to splashback, tiled floor, double glazed window to the rear elevation, double glazed french doors to the rear, door to garage.

### Study

7' 5" x 5' 1" ( 2.26m x 1.55m )  
Double glazed window to the rear,

## First Floor

### Landing

Loft access , airing cupboard, doors to

### Bedroom One

14' 7" x 10' 3" ( 4.45m x 3.12m )

Double glazed window to the front elevation, two double glazed windows to the side, elevation, fitted wardrobes.

### En-Suite

Suite to comprise shower cubicle with corner glass shower screen, two wash hand basins in vanity unit, low level w.c., chrome heated towel rail, down lighters, tiled, double glazed window to the rear elevation

### Bedroom Two

13' 1" (max) x 11' 2" ( 3.99m (max) x 3.40m )

Double glazed window to the rear elevation, radiator.

### Bedroom Three

11' 7" x 9' 2" ( 3.53m x 2.79m )

Double glazed window to the rear elevation, built-in mirror wardrobes with sliding doors, radiator.

### Bedroom Four

8' 9" x 7' 6" ( 2.67m x 2.29m )

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

## Family Bathroom

Suite to comprise free standing bath with mixer tap & shower attachment, wash hand basin, shower cubicle with glass shower screen, low level w.c., tiling, tiled floor, chrome heated towel rail, double glazed window to the rear elevation.

### Outside

The property is approached via ornate iron gates leading to driveway giving off road parking for multiple vehicles. Beautiful mature private rear garden having a paved patio area with electric awning over and landscaped rear garden with various plants and shrubs, gate giving side access, security lighting &, cameras.

### Double Garage

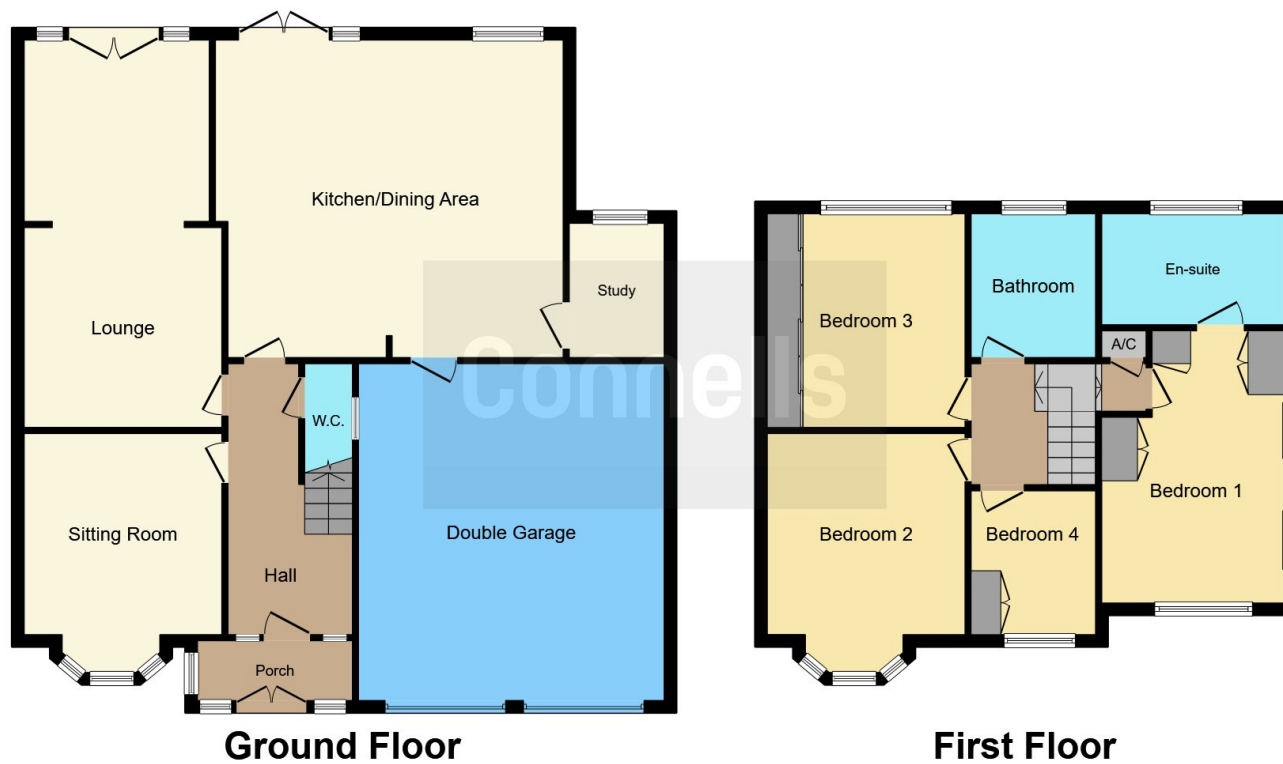
18' 7" x 17' 2" ( 5.66m x 5.23m )

Electric doors, power & lighting.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD311508](http://connells.co.uk/Property/DUD311508)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD311508 - 0006