



**Connells**

Chillington Drive  
Dudley



## Property Description

The property briefly comprises entrance hallway, guest cloak room, through lounge/dining room, conservatory, fitted kitchen, converted garage/utility room, four bedrooms with en-suite to master, family bathroom, driveway for multiple vehicles and a private rear garden.

## Entrance Hallway

Having double glazed door and double glazed window to the front elevation, stairs to the first floor accommodation, radiator.

## Cloakroom

Having w.c., wash hand basin, radiator, tiling to splashback, double glazed window to the front.

## Through Lounge

28' 2" (max) x 13' 3" (max) ( 8.59m (max) x 4.04m (max) )

Double glazed bay window to the front, gas fire with feature surround, double glazed French doors to conservatory.

## Conservatory

13' 6" x 12' 6" ( 4.11m x 3.81m )

Double glazed doors & windows, lighting,

## Kitchen

10' 8" x 13' 4" ( 3.25m x 4.06m )

Fitted kitchen comprising range of wall and base units with roll top work surfaces over, sink & drainer unit, electric oven and gas hob with extractor, space for domestic appliances, plumbing for automatic washing machine, breakfast bar, double glazed window to the rear elevation, double glazed door to the side.

## Utility Room(converted Garage)

9' 7" x 7' 8" ( 2.92m x 2.34m )

Space for domestic appliances, double glazed window to the side, radiator, door to storage area.

## First Floor

### Landing

Loft access ( loft being part boarded), airing cupboard, doors to

### Bedroom One

12' 6" x 11' 4" (to wardrobe door ) ( 3.81m x 3.45m (to wardrobe door ) )

Two double glazed windows to the front elevation, built-in sliding mirror wardrobes, radiator.

### En-Suite

Suite to comprise shower cubicle, wash hand basin, low level w.c., tiling, shaver point, tiling, double glazed window to the front.

### Bedroom Two

9' 4" x 9' 3" ( 2.84m x 2.82m )

Double glazed window to the rear, built-in sliding wardrobes, radiator.

### Bedroom Three

7' 8" x 9' 5" ( 2.34m x 2.87m )

Double glazed window, radiator.

### Bedroom Four

8' 4" x 8' 6" ( 2.54m x 2.59m )

Built-in wardrobes with sliding doors, radiator.

### Family Bathroom

Suite to comprise paneled bath, wash hand basin, llwc, radiator, tiling, double glazed window.

## Outside

To the front of the property there is driveway giving off road parking, lawned foregarden. Rear garden having paved patio area, lawned area, further decked seating patio area, gate giving side access.

## Garage

Converted garage with up and over door to front, storage area to the front of the garage, utility room to the rear.









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

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**EPC Rating: C**

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Tenure: Freehold



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