



Connells

Attingham Drive
Dudley



Property Description

****AN ATTRACTIVE EXECUTIVE DETACHED HOME SET ON A SOUGHT AFTER MODERN DEVELOPMENT** BEAUTIFULLY PRESENTED AND REFURBISHED THROUGHOUT BY CURRENT OWNERS TO A HIGH SPECIFICATION** VERSATILE LIVING ACCOMMODATION IDEAL FOR LARGER FAMILIES** LANDSCAPED REAR GARDEN & BALCONY TO LOUNGE ** OPEN PLAN LIVING ASPECT TO GROUND FLOOR** CLOSE TO ALL AMENITIES & TRANSPORT LINKS****

Entrance Hall

Double glazed door to the front, central heating radiator, stairs to first floor accommodation.

Study / Bedroom Five

10' 9" x 6' 2" (3.28m x 1.88m)

Double glazed window to the front elevation, central heating radiator.

Cloakroom

Double glazed window to the side, low level w.c., wash hand basin, central heating radiator.

Open Plan Kitchen/ Dining Area

23' 6" x 10' 7" (max) (7.16m x 3.23m (max))

Kitchen area to include a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit with mixer tap over, double electric oven & gas hob with extractor hood over, integrated fridge/freezer, dishwasher, tiling to splashbacks,

Dining Area with double glazed window to the side, double glazed window to the rear, double glazed patio door to the rear leading to garden patio area, spotlights.

Utility Room

6' 2" x 4' 2" (1.88m x 1.27m)

Double glazed window to the side, wall and base units with work top over, sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances.

First Floor

Landing

Double glazed window to the rear, built-in storage cupboard, stairs to second floor.

Lounge

19' 4" x 10' 8" (5.89m x 3.25m)

Double glazed window to the front, double glazed patio door to rear leading to balcony area, electric fire with feature surround, central heating radiator.

Balcony

With decking.

Bedroom Three

12' 5" x 9' 2" (3.78m x 2.79m)

Double glazed window to the front, built-in storage cupboard, door to Jack & Jill shower room.

Jack & Jill Shower Room

Shower cubicle, low level w.c., wash hand basin, tiling, double glazed window to the rear.

Second Floor

Landing

Loft access, doors to

Bedroom One

14' 2" x 9' 4" (4.32m x 2.84m)

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

En-Suite

Shower cubicle, low level w.c., wash hand basin, tiling, heated towel rail, double glazed window to the rear.

Bedroom Two

15' 9" x 9' 5" (4.80m x 2.87m)

Two double glazed windows to the front, central heating radiator.

Bedroom Four

10' 8" x 9' 6" (3.25m x 2.90m)

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

Family Bathroom

Bath, wash hand basin, low level w.c., heated towel rail, double glazed window to the rear.

Outside

To the front of the property driveway giving off road parking and leading to car port and garage.

Gradual tiered rear landscaped garden having slabbed paved patio area with additional steps down to further lawned area.

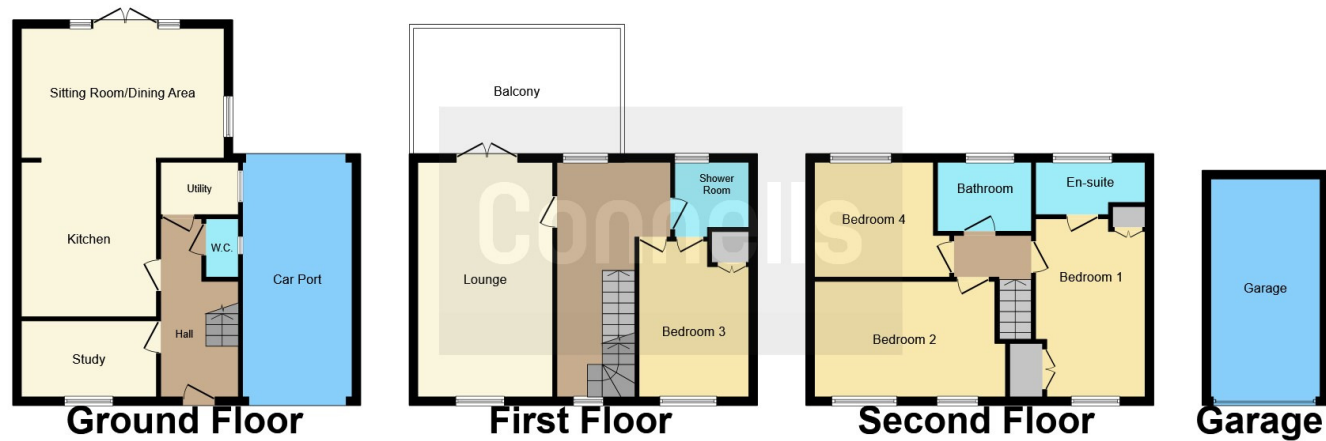
Garage

Up and over door.









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

Tenure: Freehold

view this property online connells.co.uk/Property/DUD311319



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