



Connells

Attingham Drive
Dudley



Property Description

**This beautiful family home offers spacious living accommodation ideal for growing families and briefly comprises entrance hallway, cloak room, good size lounge, refitted open plan kitchen / dining / family room with french doors out to the garden, utility room, first floor has four good size bedrooms with fitted furniture and refitted ensuite to the master bedroom, refitted bathroom, driveway, garage and a private landscaped rear garden.

Entrance Hallway

Double glazed entrance door to the front elevation, stairs to the first floor accommodation, central heating radiator, oak flooring.

Cloakroom

Having w.c., wash hand basin in vanity, radiator, oak flooring.

Lounge

15' 5" x 12' 8" (4.70m x 3.86m)

Double glazed bay window to the front, built-in storage cupboard, double glazed window to the side, gas fire with feature surround, t.v. point, oak flooring.

Open Plan Kitchen Dining Room

19' 7" (max) x 15' 9" (max) (5.97m (max) x 4.80m (max))

Refitted Wren kitchen comprising a range of wall and base units with roll top work surfaces over, inset sink, electric oven and gas hob with extractor, integrated dishwasher, double glazed windows & doors to the rear elevation, radiator, oak flooring.

Utility Room

5' 2" x 4' 4" (1.57m x 1.32m)

Wall units, space for domestic appliances.

First Floor

Landing

Loft access, double glazed window to the side, airing cupboard, oak flooring, central heating radiator, loft with pull down ladder (loft being part boarded).

Bedroom One

12' 9" x 12' 3" (3.89m x 3.73m)

Double glazed windows to the front & side elevations, built-in wardrobe, radiator, oak flooring.

En-Suite

Refitted suite to comprise shower cubicle, wash hand basin in vanity, low level w.c., extractor fan, down lights, tiled floor, double glazed window to the front

Bedroom Two

12' 5" x 12' 3" (3.78m x 3.73m)

Double glazed window to the rear, built-in wardrobe, radiator, oak flooring.

Bedroom Three

12' 4" x 11' 3" (3.76m x 3.43m)

Double glazed window to the front, built-in wardrobe, radiator, oak flooring.

Bedroom Four

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to the rear, built-in wardrobe, radiator,

Bathroom

Refitted suite to comprise paneled bath, shower cubicle, wash hand basin in vanity unit, low level w.c., tiling, chrome heated towel rail, extractor, shaver point, tiled floor, double glazed window to the rear.

Outside

Front Elevation

To the front of the property there is driveway giving off road parking, lawned area with various plants and shrubs.

Rear Elevation

Granite slabbed patio area, electric canopy, electric wall mounted heater, steps down to further garden area with artificial grass, gate giving side access, lighting.

Garage

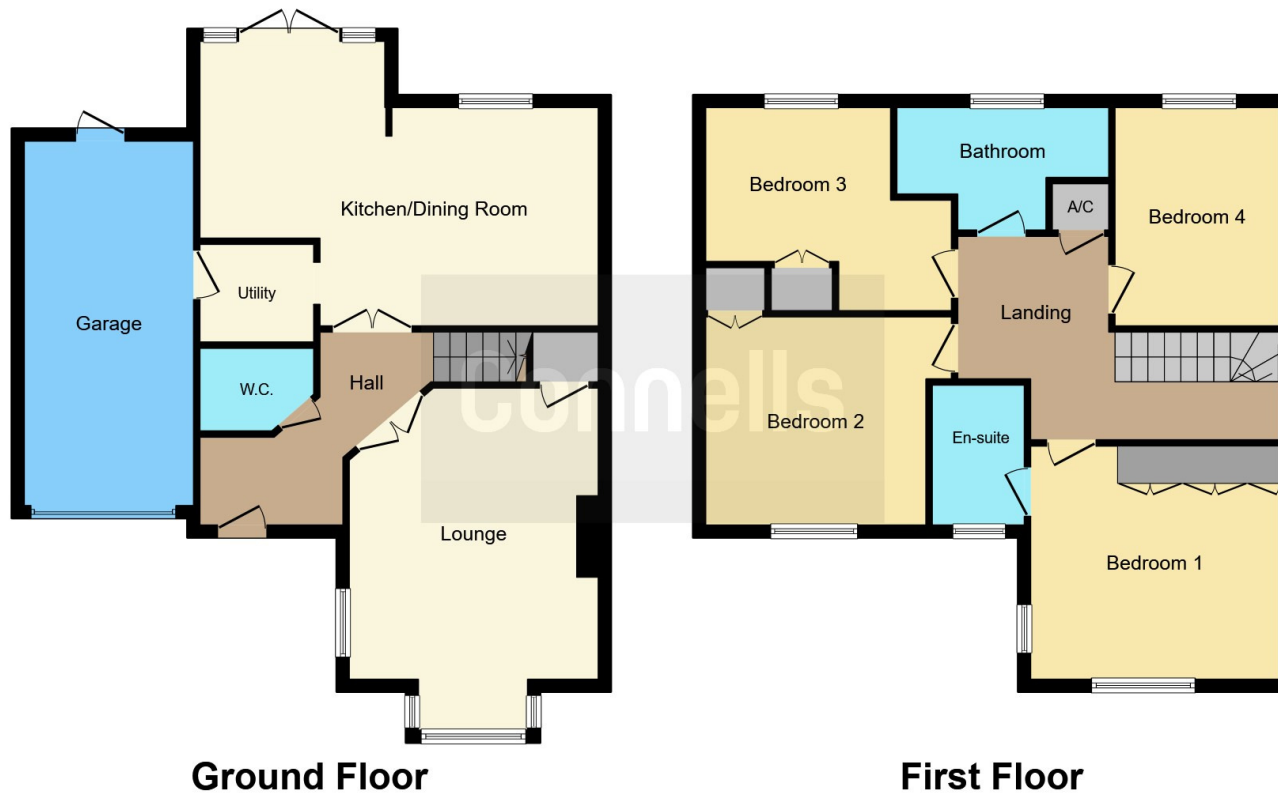
19' 11" x 8' 6" (6.07m x 2.59m)

Wall mounted central heating boiler, door to the rear garden.









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/DUD312021



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