



Connells

Hockley Lane
Dudley



Property Description

** A UNIQUE OPPORTUNITY TO ACQUIRE A SPACIOUS DETACHED FAMILY HOME IN THE VERY POPULAR AREA OF NETHERTON** VERSATILE LIVING SPACE MAKING IT IDEAL FOR LARGER FAMILIES REQUIRING INDEPENDENT LIVING** LOCATED CLOSELY TO ALL LOCAL AMENITIES, SHOPS, SCHOOLS & TRANSPORT LINKS ** EXTENDED ** GATED OFF ROAD PARKING * DRIVEWAY **

Entrance Porch

Door to the front, windows to the side and front.

Entrance Hall

Door to the front, double glazed window to the front, two central heating radiators, stairs to first floor accommodation.

Cloakroom

Low level w.c., wash hand basin, window to the side, central heating radiator,

Lounge

14' 3" (plus bay) x 11' 4" (4.34m (plus bay) x 3.45m)

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

Dining Room

11' 4" x 11' 4" (3.45m x 3.45m)

Double glazed patio doors to the rear, central heating radiator.

Kitchen

15' 3" x 11' 4" (4.65m x 3.45m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, one and a half bowl sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, breakfast bar, central heating radiator, storage pantry, door to the side.

Garden Room

11' 2" x 7' 2" (3.40m x 2.18m)

Double glazed patio doors to the rear, two central heating radiators.

Rear Hallway

14' 6" (max) x 7' 7" (max) (4.42m (max) x 2.31m (max))

Double glazed french doors to the rear, central heating radiator, door to the rear leading to garage, stairs to first floor accommodation

Garage

19' 5" x 8' 4" (5.92m x 2.54m)

Electric door to the front, power and lighting.

First Floor

Landing

Built in storage cupboards , central heating radiator. double glazed window to side elevation

Bedroom Three

15' 3" x 7' 6" (4.65m x 2.29m)

Double glazed window to the front, fitted wardrobes.

Shower Room

Low level w.c., wash hand basin, shower cubicle, storage cupboard, double glazed window to the rear.

First Floor

Landing

double glazed window to side elevation, loft access

Bedroom One

11' 7" x 11' 4" (3.53m x 3.45m)

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

Bedroom Two

11' 7" x 10' 8" (3.53m x 3.25m)

Double glazed window to the rear, central heating radiator.

Shower Room

Low level w.c., wash hand basin in vanity unit, walk-in shower, heated chrome towel rail, tiling, double glazed window to the rear.

Outside

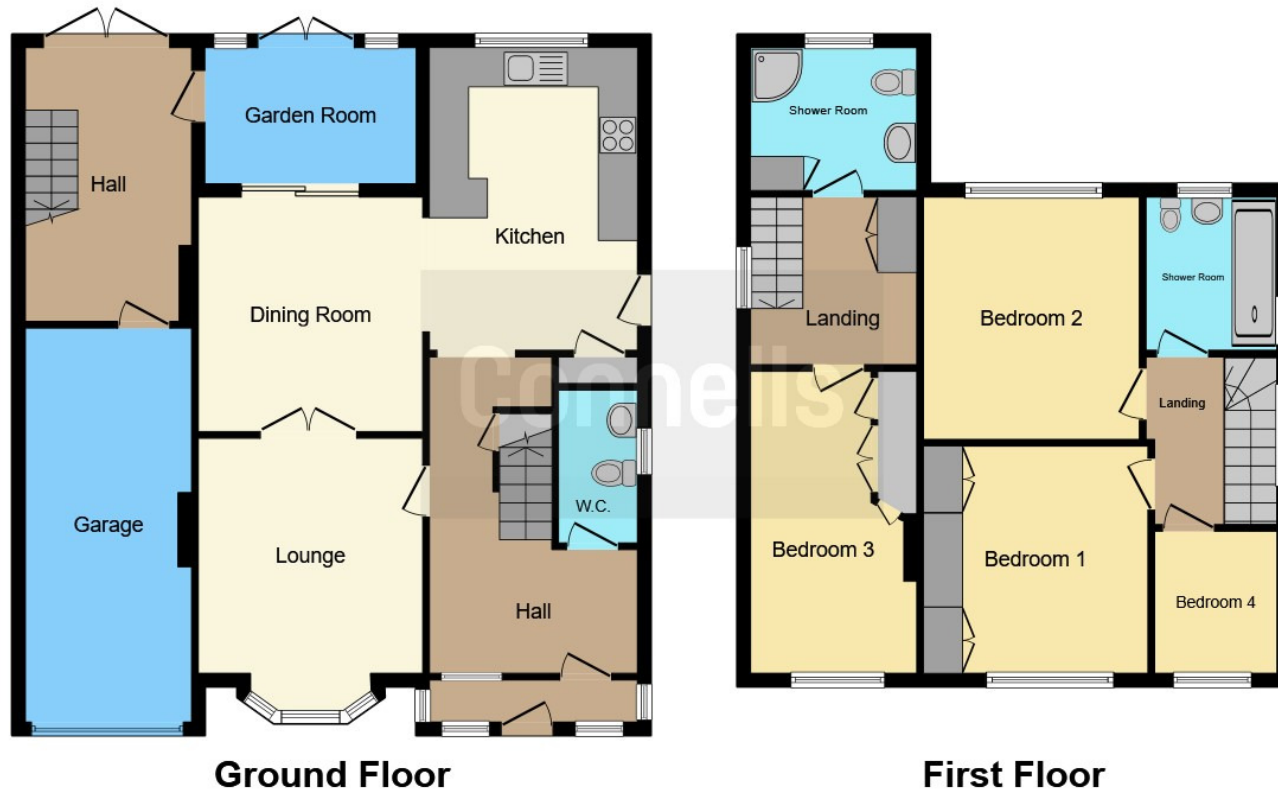
To the front of the property gated off road parking with block paved driveway with various borders & shrubs, side access to the rear garden.

Gradual tiered rear garden having slabbed paved patio area, astro turf, steps to further paved patio area with pond, lawned area with various shrubs.









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD312028



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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.

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Property Ref: DUD312028 - 0010