



**Connells**

Priory Close  
Dudley





## Property Description

Set behind a lawned foregarden and driveway providing parking for a number of cars, the property is accessed via porch and welcoming entrance hall. Doors lead off to a study overlooking the front gardens, attractive lounge, dining room, fitted breakfast kitchen and separate utility room, guest WC and large double garage completes the ground floor, whilst to the first floor there is a master bedroom with adjoining dressing area with built in wardrobes and en suite shower room, two further double bedroom, good single and family bathroom. Outside there is a private landscaped rear garden with mature plants and shrubs.

### Entrance Porch

Double glazed window & door to the front elevation.

### Reception Hallway

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

### Cloakroom

Having low level w.c., wash hand basin, radiator

### Study

10' 3" x 8' 3" ( 3.12m x 2.51m )

Double glazed window to the front elevation,

central heating radiator, oak flooring.

### Lounge

17' 2" x 14' ( 5.23m x 4.27m )

Double glazed window to the rear elevation, central heating radiator, oak flooring, t.v. point, double glazed french doors to the rear, gas fire with feature surround.

### Dining Room

10' 6" x 9' 3" ( 3.20m x 2.82m )

Double glazed window to the rear elevation, central heating radiator, oak flooring.

### Kitchen / Breakfast Room

10' 8" x 10' 8" ( 3.25m x 3.25m )

Having a fitted kitchen comprising a range of wall and base units with roll top work surfaces over to include one and a half bowl sink & drainer unit, electric oven and gas hob with extractor, integrated dishwasher, oak flooring, double glazed window to the rear, door to garage.

### Utility Room

6' 4" x 5' 9" ( 1.93m x 1.75m )

Door to the side elevation, wall mounted central heating boiler, stainless steel sink & drainer unit, space for domestic appliances, plumbing for automatic washing machine.



## First Floor

### Landing

Double glazed window to the front elevation, airing cupboard, loft access, doors to

### Bedroom One

14' 2" x 10' 7" ( 4.32m x 3.23m )

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

### Dressing Area

Built-in wardrobes, door to en-suite

### En- Suite

Suite to comprise shower cubicle with glass shower screen, wash hand basin, low level w.c., tiling, double glazed window to the side.

### Bedroom Two

10' 7" x 9' 1" ( 3.23m x 2.77m )

Double glazed window to the rear elevation, built-in wardrobes, central heating radiator.

### Bedroom Three

11' 5" x 10' 8" ( 3.48m x 3.25m )

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

### Bedroom Four

10' 5" x 6' 8" ( 3.17m x 2.03m )

Double glazed window to the front, central heating radiator.

## Bathroom

Suite to comprise bath with shower over, wash hand basin, tiling, shaver point, radiator, double glazed window to the front.

### Separate W.C.

Wash hand basin, low level w.c., radiator, double glazed window to the rear.

### Outside

To the front of the property there is tarmac driveway giving off road parking for multiple vehicles, lawned foregarden with various plants and shrubs. Landscaped private rear garden having extensive paved patio area, steps to lawned area with mature plants and shrubs, security lighting to the front and rear, outside tap.

### Double Garage

17' 6" x 17' 2" ( 5.33m x 5.23m )

Up and over door, loft access with further storage space, power & lighting.















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To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

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