



Connells

Gorge Road  
Dudley



## Property Description

\*\* A BEAUTIFULLY PRESENTED TRADITIONAL FAMILY HOME SET IN THE DESIRABLE AREA OF SEDGLEY\*\* A MUCH IMPROVED SPACIOUS AND VERSATILE LIVING ACCOMMODATION SET OVER THREE FLOORS\*\* FAMILY KITCHEN & BATHROOM \*\* CONVERTED LOFT ROOM MAKING IT IDEAL FOR LARGER FAMILIES\*\* SET WITH CLOSE PROXIMITY TO SCHOOLS, SHOPS & AMENITIES\*\* AMPLE OFF ROAD PARKING\*\*

## Kitchen

13' 6" x 9' 9" ( 4.11m x 2.97m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, porcelain sink with mixer taps over, gas & electric cooker point, plumbing for washing machine, space for domestic appliances., double glazed window to rear elevation, double glazed door to rear leading to garden.

## Entrance Hall

Door to the front, stairs to first floor accommodation, understairs storage cupboard, central heating radiator.

## Lounge

12' 9" x 11' (plus bay) ( 3.89m x 3.35m (plus bay) )

Double glazed bay window to the front, central heating radiator, open fire place with feature surround, french doors to rear leading to dining room

## Dining Room

10' 9" x 10' 9" ( 3.28m x 3.28m )

Double glazed window to the rear, central heating radiator.

## First Floor

### Landing

### Bedroom One

24' 11" x 6' 8" ( 7.59m x 2.03m )

Double glazed window to front, side & rear, central heating radiator, stairs leading to converted loft room

### Converted Loft Room

24' 7" x 10' 6" ( 7.49m x 3.20m )

Double glazed sky light windows to the front & rear storage to eaves. Please Note - restricted head height.

### Bedroom Two

12' 9" x 11' 4" ( 3.89m x 3.45m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

10' 9" x 10' 9" ( 3.28m x 3.28m )

Double glazed window to the rear central heating radiator , built-in storage

### Bedroom Four

5' 9" x 6' 8" ( 1.75m x 2.03m )

Double glazed window to the front, central heating radiator.

### Bathroom

Bath with electric shower over, wash hand basin, low level w.c., central heating radiator, tiling, double glazed window to the rear.

### Garage

Up and over door to the front, power and lighting, central heating boiler.

### Outside

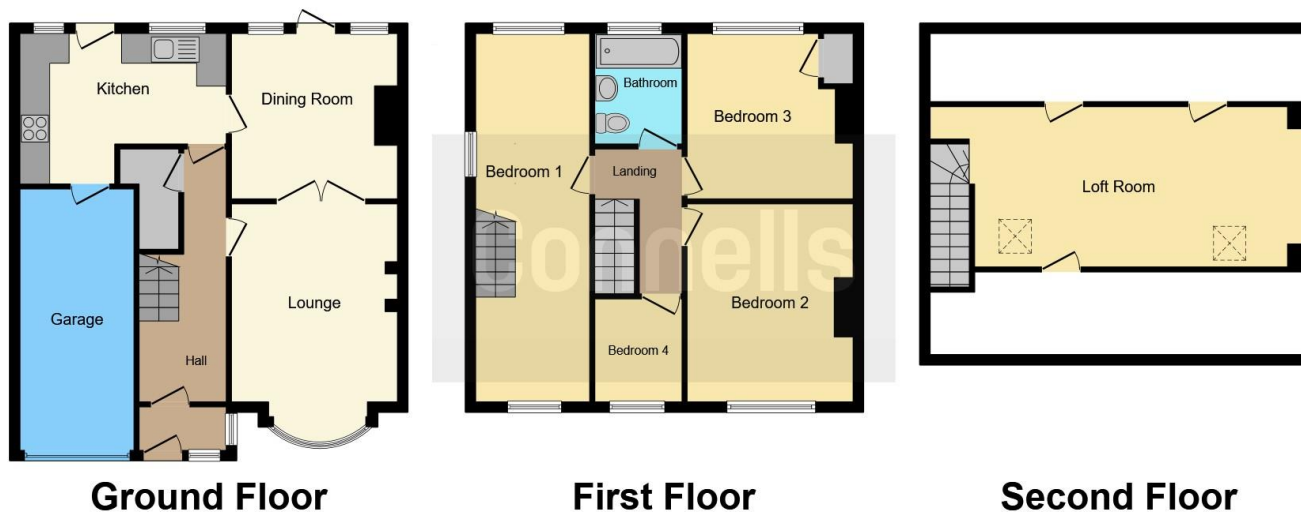
To the front of the property block paved gated driveway giving ample off road parking,

Rear garden having paved patio area, lawn with various shrubs and borders.









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/DUD312375](http://connells.co.uk/Property/DUD312375)**



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