



**Connells**

Dibdale Street  
Dudley



## Property Description

The property is located in a popular residential area and is conveniently placed for local schools, shops amenities and travel links.

Accommodation is spacious and briefly comprises entrance hallway, lounge, breakfast kitchen, cellar, play room/ reception two, three bedrooms, refitted bathroom and converted loft room with access from the master bedroom. private rear garden with stunning distant views.

## Entrance Hallway

Having entrance door to the front elevation, central heating radiator, door to cellar.

## Lounge

12' 8" (into bay) x 10' 6" ( 3.86m (into bay) x 3.20m )

Double glazed bay window to the front, radiator, gas fire with feature surround, t.v. point.

## Breakfast Kitchhen

13' 2" x 11' 9" ( 4.01m x 3.58m )

Having a fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink & drainer unit, space for domestic appliances, plumbing for automatic washing machine, cupboard housing central heating boiler, stairs to first floor accommodation, tiled floor, central heating radiator, double glazed window to the rear, door to play room.

## Play Room / Reception Two

14' 7" x 9' 3" ( 4.45m x 2.82m )

Double glazed window, door to side entry, door to the rear elevation.

## Cellar

12' 6" x 10' 6" ( 3.81m x 3.20m )

Lighting.

## First Floor

### Landing

Doors to

### Bedroom One

13' x 10' 5" ( 3.96m x 3.17m )

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

### Bedroom Two

12' 2" x 8' 4" ( 3.71m x 2.54m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

13' 7" x 7' 6" ( 4.14m x 2.29m )

Double glazed window to the front, radiator.

### Bathroom

Refitted suite to comprise bath with shower over, wash hand basin, low level w.c., chrome heated towel rail, fully tiled, double glazed window to the rear.

### Loft Room

16' 6" (max) x 18' 3" ( 5.03m (max) x 5.56m )

Built-in storage to eaves, Velux window to the front, Velux window to the rear, radiator, lighting.

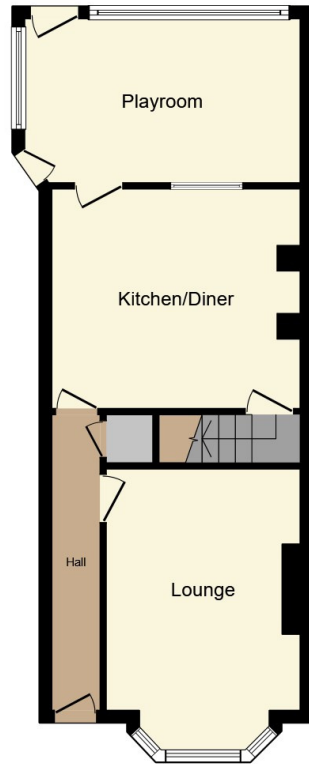
### Outside

Private rear garden having paved patio area, lawned area, stunning distant views to the rear.

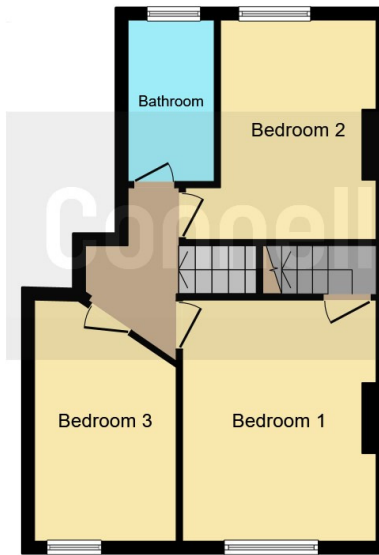




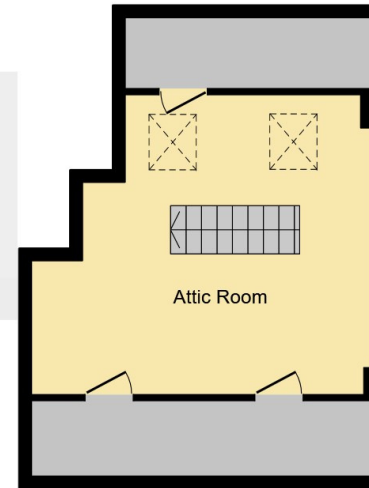




**Ground Floor**



**First Floor**



**Second Floor**

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To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD312544](http://connells.co.uk/Property/DUD312544)**



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Property Ref: DUD312544 - 0009