



**Connells**

Attingham Drive  
Dudley



### Property Description

This attractive detached family home is situated in a sought-after modern development in Dudley. It offers well-maintained living spaces, including a recently upgraded kitchen, and is conveniently located near amenities, transportation options, and schools

### Entrance Hall

Door to front elevation, stairs to first floor accommodation, under stairs store, central heating radiator .

### Cloakroom

Low level WC, wash hand basin, central heating radiator,

### Lounge

17' 4" into bay x 10' 9" ( 5.28m into bay x 3.28m )

Double glazed window to front elevation, central heating radiator, gas fire with feature surround.

### Kitchen / Diner

19' 3" x 12' 6" ( 5.87m x 3.81m )

Fitted kitchen to include a range of shaker style wall and base units with work surfaces over, sink and drainer unit with mixer tap over, gas cooker point, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, built in storage cupboard, central heating radiator, two sets of double double glazed french doors to rear, double glazed window to side elevation.



## First Floor

### Landing

loft access, airing cupboard.

### Bedroom One

12' 3" x 10' 7" ( 3.73m x 3.23m )

Double glazed window to rear elevation, central heating radiator, dressing area with fitted wardrobes, central heating radiator, double glazed window to front elevation

### En - Suite

Suite to comprise low level WC, wash hand basin, shower cubicle, tiling, extractor fan, double glazed window to front elevation.

### Bedroom Two

13' 11" x 10' 7" ( 4.24m x 3.23m )

Double glazed window to front elevation, central heating radiator, built in wardrobe.

### Bedroom Three

11' 4" x 10' 9" ( 3.45m x 3.28m )

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

### Bedroom Four

10' 8" x 7' 7" ( 3.25m x 2.31m )

Double glazed window to rear elevation, central heating radiator

## Family Bathroom

Suite to comprise bath with mixer taps & shower attachment over, low level WC, wash hand basin, tiling, double glazed window to side elevation.

### Garage

17' 9" x 8' 9" ( 5.41m x 2.67m )

### Outside

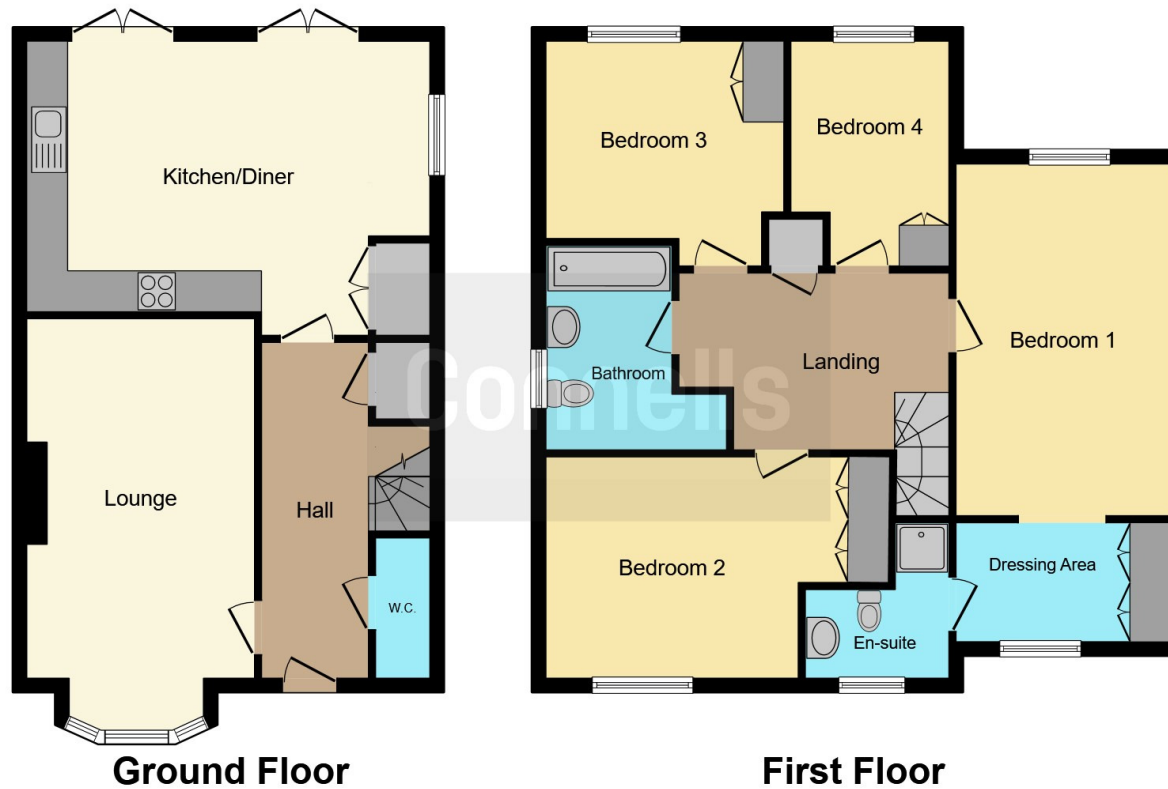
To the front of the property concrete print driveway with car port.

To the rear paved patio area with raised decking seating area with shrubs and boarders









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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Property Ref: DUD312562 - 0006