



Connells

Snowhill Gardens
Dudley



Property Description

This luxurious four-bedroom detached residence is situated in a highly desirable development in Dudley. It boasts ample living space with flexible areas, making it ideal for larger families and those who work from home. The property has been meticulously maintained and is conveniently located near all amenities, schools including Bishop Milner, and transportation options. Also benefiting from landscaped South facing rear garden.

Entrance Hall

Double glazed door to the front, built-in understairs, store, stairs to first floor accommodation.

Cloakroom

Wash hand basin, low level w.c., central heating radiator, double glazed window to the side.

Study Room

11' 6" x 9' 3" (3.51m x 2.82m)

Double glazed window to the front, central heating radiator.

Living Room

16' 2" x 12' (4.93m x 3.66m)

Double glazed patio doors to the rear, gas fire with feature fireplace, two central heating radiators.

Dining Room

8' 6" x 7' 9" (2.59m x 2.36m)

Double glazed window to the rear, central heating radiator.

Kitchen

14' 4" x 7' 3" (4.37m x 2.21m)

A fitted kitchen to include a range of wall and base units with roll top work surfaces over, sink & drainer unit with mixer tap over, double electric oven & gas hob with extractor over, breakfast bar, space for domestic appliances, double glazed window to the rear & side.

Utility Room

8' 4" x 5' 5" (2.54m x 1.65m)

Base units with roll top work surfaces over, stainless steel sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, plumbing for dishwasher, wall mounted central heating boiler, central heating radiator, double glazed door to the side.

First Floor

Landing

Loft access, built-in airing cupboard.

Bedroom One

14' 9" x 11' 2" (4.50m x 3.40m)

Double glazed window to the rear, central heating radiator.

En-Suite

Shower cubicle, wash hand basin, low level w.c., central heating radiator, double glazed window to the side.

Bedroom Two

14' 9" x 9' 4" (4.50m x 2.84m)

Double glazed window to the front, central heating radiator. Please note - restricted head height.

Bedroom Three

16' 7" x 13' 4" (5.05m x 4.06m)

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

Bedroom Four

13' 6" x 12' 8" (4.11m x 3.86m)

Double glazed window to the rear, built-in storage cupboard, central heating radiator. Please Note - restricted head height to this room.

Family Bathroom

Bath, wash hand basin, low level w.c., central heating radiator, tiling, double glazed window to the side.

Integral Garage

16' 7" x 13' 4" (5.05m x 4.06m)

Two up and over doors to the front, power & light.

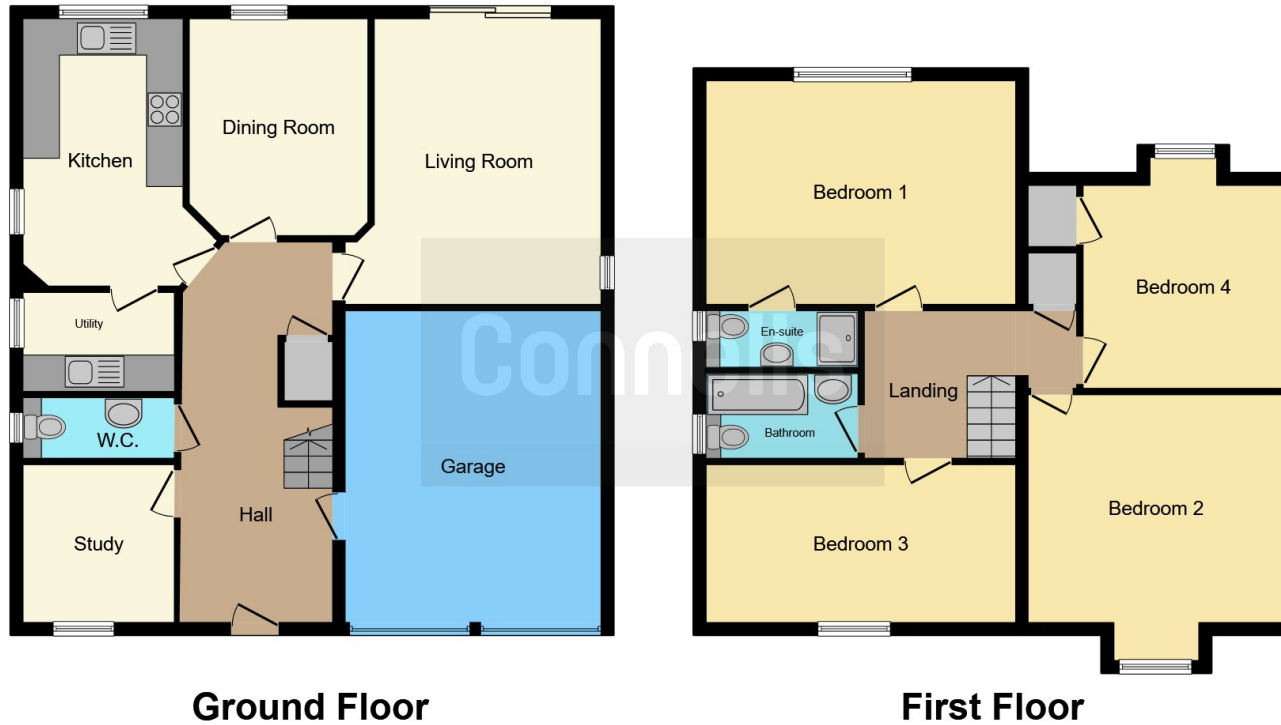
Outside

To the front of the property tarmac driveway giving off road parking, lawned area. Rear garden having slabbed patio area, lawned area with various shrubs & borders, storage shed, side access.









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

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EPC Rating: C

Tenure: Freehold

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