



Connells

Gregory Drive  
Dudley



### Property Description

This extensively upgraded semi-detached residence offers ample and adaptable living areas, perfect for larger families and those working from home. It has been meticulously maintained, features a side extension, and includes a separate outbuilding with power. Ideally situated in close proximity to amenities, transportation options, and schools.

### Entrance Hall

Double glazed door to the front, built-in storage cupboard, stairs to first floor accommodation.

### Sitting Room

16' 3" x 12' 9" ( 4.95m x 3.89m )  
Double glazed window to the front, central heating radiator.

### Kitchen

10' 10" x 10' ( 3.30m x 3.05m )  
A fitted gloss kitchen to include wall and base units with work surfaces over, sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, double glazed window to the front.

### Dining Room

15' 7" x 8' 2" ( 4.75m x 2.49m )  
Double glazed window to the front, built-in storage pantry, central heating radiator.

### Lounge

18' 6" x 10' 9" ( 5.64m x 3.28m )  
Double glazed french doors to the rear, double glazed window to the rear, media wall, central heating radiator.

### Spare Room

12' 5" x 10' ( 3.78m x 3.05m )  
Double glazed window to the rear, central heating radiator.

### Downstairs Shower Room

Wash hand basin in vanity unit, low level w.c., walk-in shower with main shower, central heating radiator.

## First Floor

### Landing

Loft access.

### Bedroom One

11' 7" x 9' 9" ( 3.53m x 2.97m )

Double glazed window to the front, central heating radiator, built-in storage cupboard.

### Bedroom Two

11' 4" (max) x 10' 8" ( 3.45m (max) x 3.25m )

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

### Bedroom Three

9' 2" x 7' 6" ( 2.79m x 2.29m )

Double glazed window to the rear, central heating radiator.

### Famiy Bathroom

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

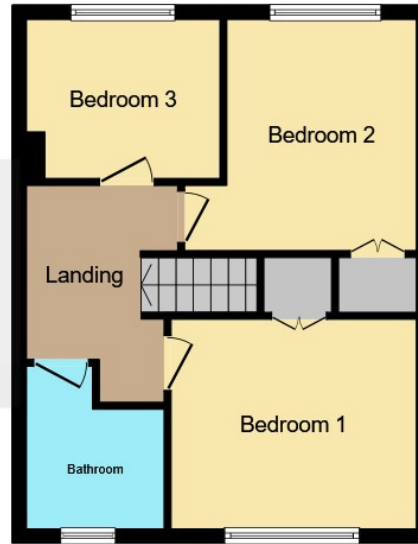
### Outside

To the front of the property concrete print driveway giving off road parking. Rear garden having slabbed paved patio area, lawned area, step approach to further patio area, shrubs & borders, storage shed, side access.





**Ground Floor**



**First Floor**

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**EPC Rating: C**

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Awaiting Photograph

Tenure: Freehold



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