



Connells

High Park Crescent
Sedgley Dudley



Property Description

This attractive property offers spacious and extended living accommodation to make the perfect home for growing families. Accommodation briefly comprises entrance hallway, refitted cloakroom, large through lounge/dining room, sitting room, sun room, stylish refitted kitchen with integrated appliances and Rangemaster, To the first floor four good size double bedrooms and a refitted family bathroom. Private landscaped rear gardens immaculately maintained and boasting stunning panoramic distant rear views. Block paved driveway with parking for multiple vehicles and an integral garage.

Entrance Hall

Double glazed door to the side elevation, understairs storage cupboard, stairs to first floor accommodation, central heating radiator.

Cloakroom

Refitted suite to comprise wash hand basin in vanity unit, low level w.c., tiled floor, radiator, double glazed window to the side elevation.

Through Lounge

25' 6" x 13' 7" (7.77m x 4.14m)

Double glazed bow window to the front elevation, gas fire with feature fireplace, central heating radiator, t.v. point.

Sitting Room

9' 2" x 6' 4" (2.79m x 1.93m)

Double glazed patio sliding doors to the conservatory.

Sun Room

9' 3" x 8' 9" (2.82m x 2.67m)

Double glazed doors & windows, lighting, tiled floor.

Refitted Kitchen

17' 1" (max) x 10' 11" (5.21m (max) x 3.33m)

A fitted kitchen comprising a range of wall and base units with wooden block work surfaces over, enamel sink & drainer unit, integrated fridge freezer, integrated washing machine & dryer, range master cooked with extractor fan over, tiling to splashback, Karndean flooring, down lighters, double glazed window to the rear, double glazed door to the side elevation.

First Floor

Landing

Central heating radiator, storage cupboard, loft access, doors to

Bedroom One

11' 10" x 14' 3" (3.61m x 4.34m)

Double glazed window to the rear elevation, central heating radiator, fitted wardrobes.

Bedroom Two

12' 11" x 9' 4" (3.94m x 2.84m)

Double glazed window to the front elevation, central heating radiator, fitted wardrobe.

Bedroom Three

11' 4" x 8' 8" (3.45m x 2.64m)

Double glazed window to the front, central heating radiator, fitted wardrobe.

Bedroom Four

9' 7" x 7' 1" (2.92m x 2.16m)

Double glazed window to the rear.

Bathroom

Refitted suite comprising paneled bath, separate shower cubicle with glass shower screen, wash hand basin, low level w.c., heated chrome towel rail, tiling, tiled floor, double glazed window to the side elevation.

Outside

To the front of the property block paved driveway giving off road parking for multiple vehicles, well maintained shaped lawn with borders and various plants & shrubs. Rear garden having block paved patio area, well maintained lawn, borders with various plants & shrubs, panoramic distant views to the rear, gate giving side access.

Integral Garage

17' x 8' 5" (5.18m x 2.57m)

Up & over door, power & lighting.









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EPC Rating: C

Tenure: Freehold

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Property Ref: DUD312838 - 0008