



**Connells**

Parkes Hall Road  
Dudley





## Property Description

This traditional semi-detached residence is situated in a highly desirable location in Dudley. Occupying a substantial plot, it offers ample and adaptable living space spread across three levels.

The property is conveniently positioned close to various amenities, schools, and transport connections, as well as the Wrens Nest Nature Reserve. It also features a detached garage and off-road parking, making it an excellent choice for larger families.

## Entrance Porch

Double glazed door to the front elevation.

## Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, understairs store, central heating radiator.

## Lounge

16' 6" (into bay) x 10' 7" ( 5.03m (into bay) x 3.23m )

Double glazed bay window to the front, gas fire, two central heating radiators, double glazed patio doors to the rear.

## Dining Room

9' 5" x 9' 3" ( 2.87m x 2.82m )

Double glazed french doors to the rear, central heating radiator.

## Office Space

9' 5" x 5' 8" ( 2.87m x 1.73m )

Double glazed window to the rear, central heating radiator.

## Kitchen

15' 2" x 8' 2" ( 4.62m x 2.49m )

A fitted kitchen to include wall and base units with work surfaces over, sink & drainer unit with mixer tap over, double electric oven & gas hob with cooker hood over, integrated fridge freezer, tiling to splashback, double glazed window to the rear, double glazed door to the side leading to garden.

## Cloakroom

Comprising low level w.c., wash hand basin.

## Sitting Room

14' 2" x 12' 3" ( 4.32m x 3.73m )

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



## First Floor

### Landing

Double glazed window to the side, stairs to loft room.

### Bedroom One

12' 5" (into bay) x 10' 9" ( 3.78m (into bay) x 3.28m )

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

### Bedroom Two

13' 4" x 8' 2" ( 4.06m x 2.49m )

Double glazed window to the rear, central heating radiator.

### Bedroom Three

9' 2" x 5' 8" ( 2.79m x 1.73m )

Double glazed window to the rear, central heating radiator.

### Bathroom

Suite comprising bath with shower over, wash hand basin in vanity unit, low level w.c., chrome heated towel rail, extractor fan, double glazed window to the front.

## Second Floor

### Loft Room

18' (max) x 16' (max) ( 5.49m (max) x 4.88m (max) )

Restricted head height to this room. Double glazed sky light window to the rear, central heating radiator, power & light.

### Outside

To the front of the property tarmac driveway giving off road parking, lawned area. Rear garden having slabbed paved patio area, decking area, step down approach to lawned area with various borders & shrubs.

### Garage

27' x 11' 9" ( 8.23m x 3.58m )

Light, door to the front.













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**EPC Rating: D**

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Tenure: Freehold



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