



Connells

High Park Crescent
Sedgley Dudley



Property Description

The property offers spacious living accommodation perfect for growing families to briefly comprise entrance hallway, downstairs w.c, lounge, dining room, fitted kitchen, conservatory, first floor landing has four good size bedrooms and family shower room. Outside a large block paved driveway giving off road parking for multiple vehicles and access to the garage and carport. Well maintained front and rear gardens with stunning panoramic distant views to the rear.

Entrance Hallway

Double glazed entrance door to side elevation, stairs to first floor accommodation and radiator.

Cloakroom

Suite to comprise llwc, wash hand basin in vanity unit and double glazed window to the side elevation.

Lounge

18' 4" x 13' 8" (5.59m x 4.17m)

Double glazed bow window to front elevation, gas fire with feature surround, radiator, t.v point.

Dining Room

11' 7" x 8' 3" (3.53m x 2.51m)

Double glazed window to rear and radiator.

Kitchen

13' 9" x 9' 6" (4.19m x 2.90m)

Fitted kitchen comprising a range of wall and base units with roll top work surfaces over, electric cooker point with extractor fan over, stainless steel drainer sink unit, space for domestic appliances, tiling to splash back, wall mounted central heating boiler laminate flooring, double glazed and door to rear elevation.

Conservatory

12' 3" x 9' 4" (3.73m x 2.84m)

Double glazed windows and doors, lighting.

First Floor Landing

Loft access and airing cupboard.

Bedroom One

19' 7" x 15' 3" (5.97m x 4.65m)

Double glazed window to rear, fitted wardrobes and radiator.

Bedroom Two

14' 1" x 9' 7" (4.29m x 2.92m)

Double glazed window to front elevation and radiator.

Bedroom Three

12' 5" max x 8' 5" (3.78m max x 2.57m)

Double glazed window to rear and radiator.

Bedroom Four

11' 2" x 8' 4" (3.40m x 2.54m)

Double glazed window to front elevation, radiator.

Bathroom

Suite to comprise shower cubicle with glass shower screen, wash hand basin, llwc, radiator, tiling, double glazed window to side elevation.

Front Elevation

Lawned foregaden, block paved driveway giving off road parking for multiple vehicles, carport with access to the garage.

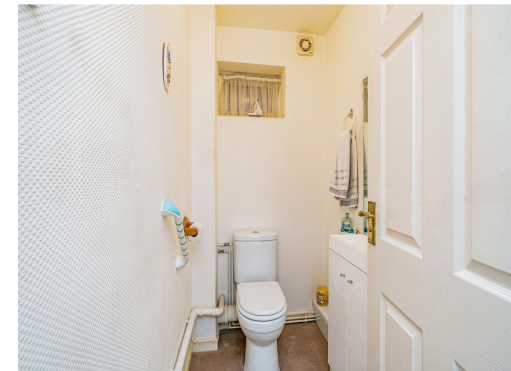
Rear Elevation

Private rear garden having a paved patio area, shaped lawn with borders having various plants and shrubs, door to garage, shed, outside lighting and stunning panoramic distant views to rear.

Garage

20' x 8' 1" (6.10m x 2.46m)

Up and over door, power and lighting, door to garden.









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

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD312449



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD312449 - 0008