



Connells

Quarry Brow  
Dudley



### Property Description

This well presented and significantly enhanced semi-detached residence is situated in the highly desirable Upper Gornal area. The property has been extended to include an additional bedroom, resulting in three spacious double bedrooms and a reception room, making it perfect for family living. It occupies a substantial corner plot, offering ample off-road parking and a detached garage. The location is conveniently close to local shops, amenities, and schools.

### Entrance Hall

Double glazed door to front elevation, stairs to first floor, central heating radiator

### Lounge

15' x 11' ( 4.57m x 3.35m )

Double glazed window to front elevation, central heating radiator.

### Kitchen

15' x 7' ( 4.57m x 2.13m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric oven, electric hob with extractor over, plumbing for washing machine, plumbing for dishwasher, space for domestic appliances, central heating radiator, storage pantry, double glazed window to rear elevation.

### Cloakroom

low level WC, wash hand basin, double glazed window to rear elevation.

### Dining Room

13' x 8' ( 3.96m x 2.44m )

Double glazed windows to front and rear elevation, central heating radiator, double glazed door to rear elevation.

**First Floor**

**Landing**

loft access

**Bedroom One**

14' 10" x 8' ( 4.52m x 2.44m )  
Double glazed windows to front elevation, central heating radiator, built in storage cupboard.

**Bedroom Two**

12' 10" x 8' ( 3.91m x 2.44m )  
Double glazed windows to front and side elevation, central heating radiator.

**Bedroom Three**

11' x 9' ( 3.35m x 2.74m )  
Double glazed window to rear elevation, central heating radiator.

**Bathroom**

suite to comprise, bath, separate shower cubicle with electric shower, wash hand basin in vanity unit, low level WC, radiator, tiling, double glazed window to rear elevation.

**Garage**

16' x 8' ( 4.88m x 2.44m )  
up and over door to front, door to rear

**Outside**

To the front of the property tarmac driveway giving off road parking, lawned area, step approach to front door and side access to rear garden.  
  
Tiered rear garden having slabbed paved patio area, set approach to further awned area and various shrubs and borders.









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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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