



Connells

Deepdale Lane  
Dudley





### Property Description

This remarkable semi-detached family residence is elegantly presented and has been modernised to a high standard throughout. The property boasts generous living spaces, including an entrance hallway, a downstairs cloakroom, a lounge featuring a log burner, and an open-plan kitchen and dining area equipped with a shaker-style fitted kitchen and integrated appliances. It comprises two double bedrooms and a spacious, refitted bathroom, along with a staircase leading to a loft space that offers additional potential. Externally, the front features a driveway providing off-road parking for multiple vehicles, while the rear showcases a lawned area and an extensive decked space with a glass balustrade, offering stunning panoramic views.

### Lounge

13' x 13' 2" ( 3.96m x 4.01m )

Double glazed window to the rear & side elevation, feature log burner, radiator, t.v. point, wooden flooring.

### Kitchen Diner

25' 9" x 12' 4" ( 7.85m x 3.76m )

Kitchen to comprise a range of shaker style wall and base units with work surfaces over, Belfast style sink, integrated electric oven & microwave, gas hob with extractor, tiling to splashback, plumbing for washing machine, space for domestic appliances, breakfast bar, double glazed window to the side elevation, down lighters, wooden flooring.

### Entrance Hall

Double glazed entrance door to the front elevation, double glazed window to the front, tiled floor, radiator, door to cellar, door to cloakroom, door to the garden, stairs to first floor accommodation.

### Cloakroom

Refitted suite low level w.c., wash hand basin, tiled walls, tiled floor, double glazed window to the side.



## First Floor

### Landing

Stairs to loft ( please note loft is not converted ), doors to

### Bedroom One

13' 2" x 12' 11" ( 4.01m x 3.94m )

Double glazed window to the side & rear elevations, central heating radiator.

### Bedroom Two

13' 3" x 12' 1" ( 4.04m x 3.68m )

Double glazed window to the rear elevation, built-in wardrobe, radiator.

### Bathroom

Refitted suite to comprise shower cubicle with glass shower screen, wash hand basin, low level w.c., free standing bath with mixer tap, airing cupboard with central heating boiler, central heating radiator, down lights, tiled floor, tiling to splashback.

### Outside

The property features a paved driveway at the front, providing off-road parking and an outdoor tap. The rear garden boasts a spacious decked patio with a glass balustrade, offering stunning panoramic views, along with an additional lawned area and a shed.















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: D**

Tenure: Freehold

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