

Connells

Deepdale Lane Dudley

# Deepdale Lane Dudley DY3 2AE







## **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.

#### **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.

## 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.

## **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

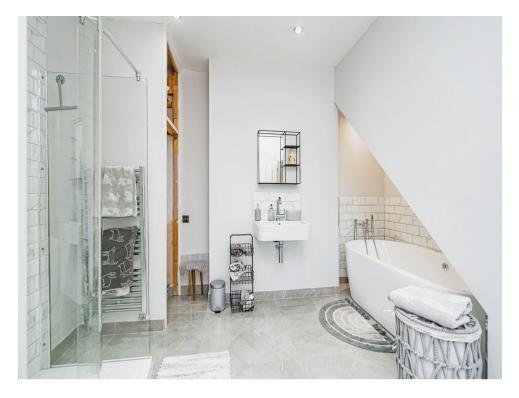
The property features a paved driveway at the front, providing off-road parking and an outdoor tap. The rear garden boasts a spacious decked patio with a glass balustrade, offering stunning panoramic views, along with an additional lawned area and a shed.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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 Council Tax Band: B

view this property online connells.co.uk/Property/DUD313392



Tenure: Freehold



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.