



Connells

Priory Road
Dudley



Property Description

The accommodation is attractively arranged, featuring an entrance hallway, a lounge, a modernised kitchen diner, a utility room, and a family bathroom. The first floor includes three spacious bedrooms and a separate W.C. Externally, the property is set on a substantial plot with a large driveway that provides parking for several vehicles, along with an expansive garage/workshop. At the rear, there is a landscaped, low-maintenance garden complemented by a timber-built bar/garden room, ideal for family gatherings or remote work. Early viewing is highly recommended to avoid disappointment.

Entrance Hallway

Entrance door to the front elevation, stairs to first floor accommodation.

Lounge

14' x 12' 1" (4.27m x 3.68m)

Double glazed window to the front elevation, gas fire with feature surround, laminate floor, t.v point.

Kitchen Diner

18' 6" x 8' 2" (5.64m x 2.49m)

Stylish refitted fitted kitchen to comprise a range of shaker style wall and base units with rolltop work surfaces over, one and a half bowl drainer sink unit, electric oven & gas hob with extractor, space for domestic appliances, tiling to splash back, central heating radiator, two double glazed windows and door to rear.

Utility

9' 11" x 5' (3.02m x 1.52m)

Double glazed doors to garden, space for domestic appliances, plumbing for automatic washing machine.

Family Bathroom

Refitted suite comprising P shape bath with mixer tap and shower over, wash hand basin, low level W.C, tiling. double glazed window to side.

First Floor

Landing

Loft access, airing cupboard, doors to

Bedroom One

11' 8" x 11' 8" (3.56m x 3.56m)

Two double glazed windows to the rear elevation, central heating radiator.

Bedroom Two

9' 10" x 11' 3" (3.00m x 3.43m)

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

Bedroom Three

8' 3" x 6' 11" (2.51m x 2.11m)

Double glazed window to the rear, radiator.

W.C.

Having low level W.C, wash hand basin, chrome heated towel rail, double glazed window to the front elevation.

Outside

To the front of the property large block paved driveway giving off road parking for multiple vehicles. Low maintenance block paved paved rear garden, fish pond and shed.

Timer Built Bar

13' 8" x 6' 1" (4.17m x 1.85m)

Double glazed windows & doors, and down lights,

Large Workshop / Garage

37' 3" x 15' 11" (11.35m x 4.85m)

To the side of the property having double doors, power & lighting, door to the 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: E

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313435



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: DUD313435 - 0004