



Connells

March Drive
Dudley



Property Description

A well-presented modern detached home set in a private cul de sac on a much sought-after modern development. It offers both spacious and well-maintained living accommodation that is move-in ready, making it perfect for families. The property boasts desirable features including a fitted modern gloss kitchen with numerous integrated appliances, a cloakroom, a modern en suite to the master bedroom with a dressing area, and a south-facing garden. Additionally, it offers a prime location with easy access to bus routes, Dudley town centre, educational facilities, and is in close proximity to the forthcoming tram line.

Entrance Hall

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

Cloakroom

low level WC, wash hand basin, central heating radiator.

Lounge

19' into bay x 10' 4" (5.79m into bay x 3.15m)

Double glazed bay window to front elevation, central heating radiator.

Kitchen / Dining Room

26' x 10' 8" (7.92m x 3.25m)

A fitted gloss kitchen to include a range of wall of base units with roll top work surfaces over, one and half bowl stainless steel sink and drainer unit with mixer tap over, integrated appliances to include fridge / freezer, electric oven, gas hob, cooker hood over, plumbing for dishwasher, double glazed window to rear elevation.

Dining area to have double glazed patio doors to rear elevation, central heating radiator.

Utility

5' 11" x 5' 4" (1.80m x 1.63m)

Base units with roll top work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over wall mounted boiler, central heating radiator, double glazed door to side elevation.

First Floor

Landing

Loft access, Airing cupboard.

Bedroom One

14' 2" max x 12' 9" (4.32m max x 3.89m)

Double glazed windows to front elevation, central heating radiator

Dressing Area to have built in wardrobes

En - Suite

Suite to comprise shower enclosure with mains shower, low level WC, wash hand basin, central heating radiator, tiling, double glazed window to front elevation.

Bedroom Two

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

Double glazed window to rear elevation, central heating radiator.

Bedroom Three

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed window to rear elevation, central heating radiator.

Bedroom Four

9' 8" x 7' 4" (2.95m x 2.24m)

Double glazed window to rear elevation, central heating radiator.

Bathroom

Suite to comprise bath, low level WC, wash hand basin, tiling, central heating radiator, double glazed window to side elevation.

Garage

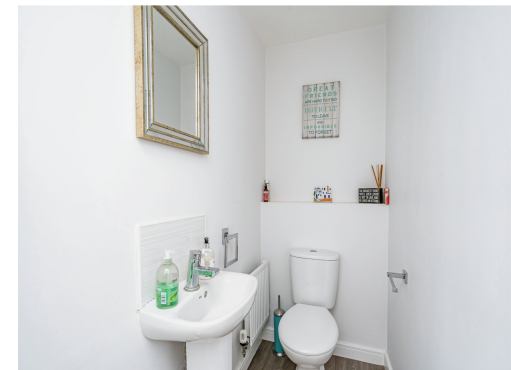
16' 3" x 8' 6" (4.95m x 2.59m)

up and over door to front

Managed Freehold

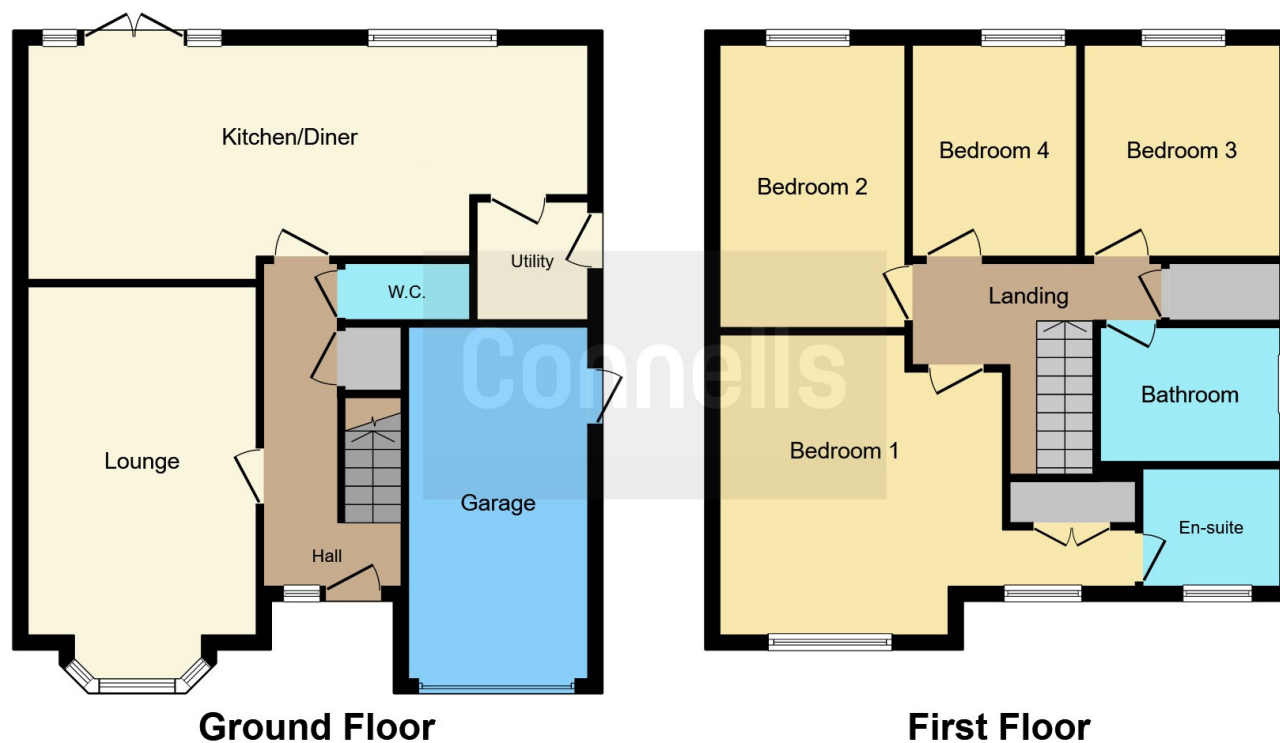
The sellers advise that they pay £180.00 per annum as a contribution towards upkeep.

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor









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: C

view this property online connells.co.uk/Property/DUD313538

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.

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