



Connells

High Arcal Drive  
Dudley





## Property Description

Early viewing is recommended for this stunning family residence. The accommodation includes an entrance porch and hallway, leading to a spacious through lounge and dining room and a fitted kitchen. On the first floor, there are three bedrooms and a family bathroom. Situated on a generous plot, the property features a driveway for off-road parking, a well-maintained and attractive private rear garden, and a detached garage.

## Entrance Porch

Double glazed entrance door to the front elevation, double glazed windows to the front & side elevations.

## Entrance Hall

Door to the front elevation, stairs to first floor accommodation, understairs storage cupboard, central heating radiator, doors to

## Through Lounge

20' 7" x 12' 9" ( 6.27m x 3.89m )

Double glazed window to the front elevation, gas fire with brass feature surround, double glazed french doors to the rear elevation, t.v. point, central heating radiator.

## Kitchen

11' 2" x 9' 4" ( 3.40m x 2.84m )

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, drainer sink unit, electric oven & gas hob with extractor, integrated dishwasher, integrated washing machine, tiling to splashback, tiled floor, double glazed window to the rear, double glazed door to the garden.

**First Floor**

**Landing**

Loft access, doors to

**Bedroom One**

12' 6" x 10' 9" ( 3.81m x 3.28m )  
Double glazed window to the front elevation, built-in wardrobes, central heating radiator.

**Bedroom Two**

12' 7" x 9' 9" ( 3.84m x 2.97m )  
Double glazed window to the rear, sliding mirror built-in wardrobes, central heating radiator.

**Bedroom Three**

8' (max) x 6' 5" ( 2.44m (max) x 1.96m )  
Double glazed window to the rear, cupboard housing wall mounted central heating boiler, central heating radiator.

**Bathroom**

Suite to comprise paneled bath with electric shower over, wash hand basin, low level w.c., tiling, central heating towel rail radiator, double glazed window to the rear.

**Outside**

To the front of the property lawned foregarden, block paved driveway giving off road parking, access to garage. Rear garden having paved patio area, lawned with borders & various plants & shrubs, gate giving side access, built store with w.c.

**Garage**

Up & over door.



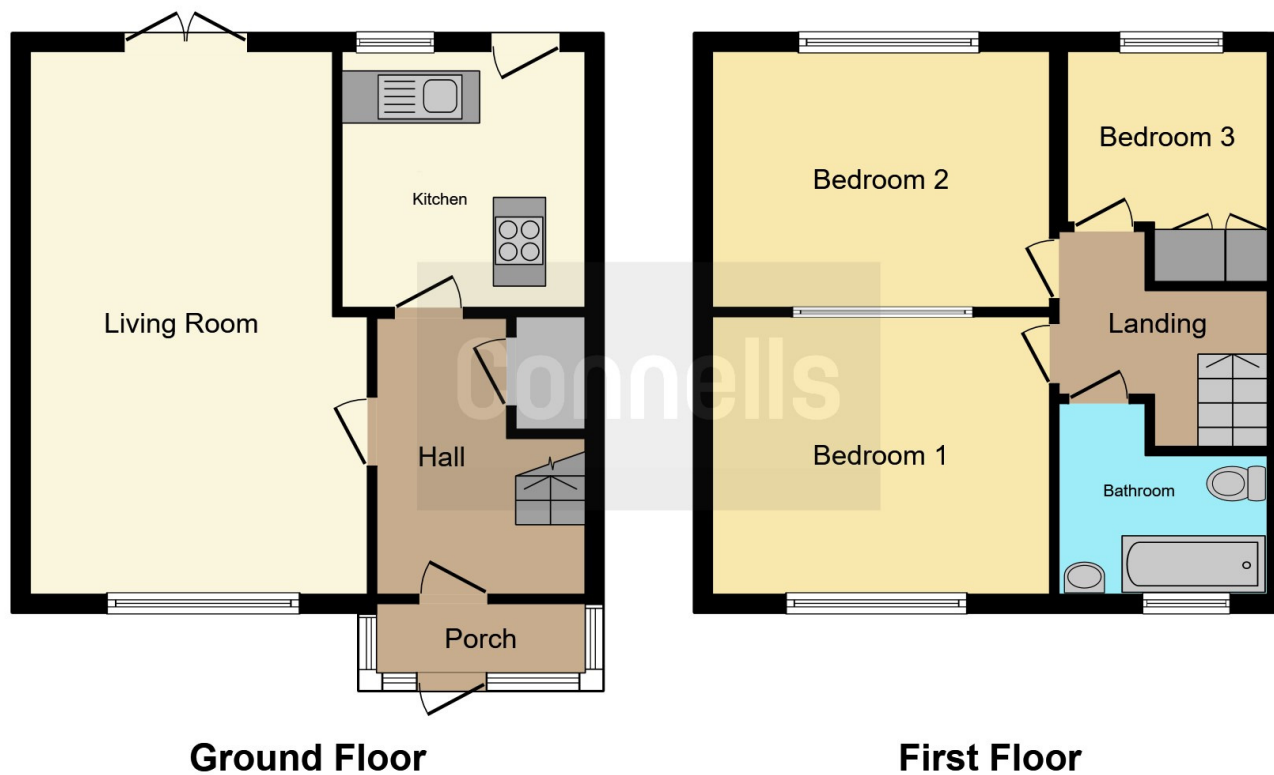












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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4 & 5 Stone Street  
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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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