





High Arcal Drive  
Dudley DY3 1BN

for sale offers over  
**£270,000**



### 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.



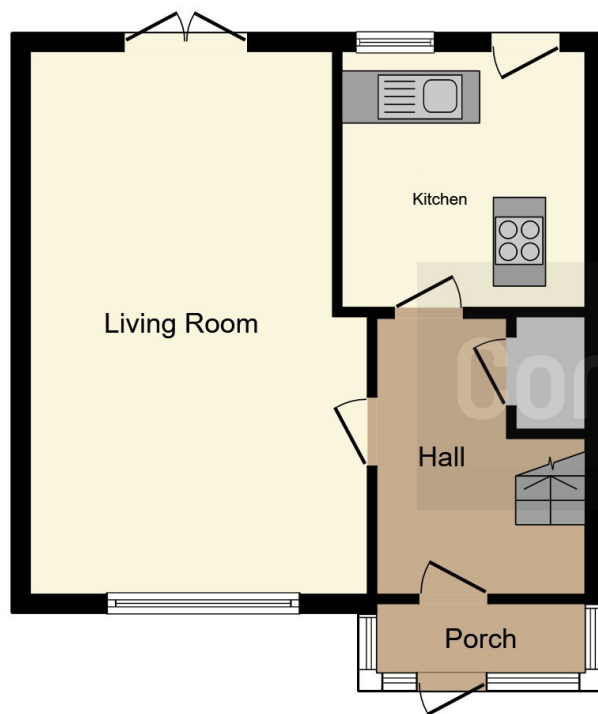




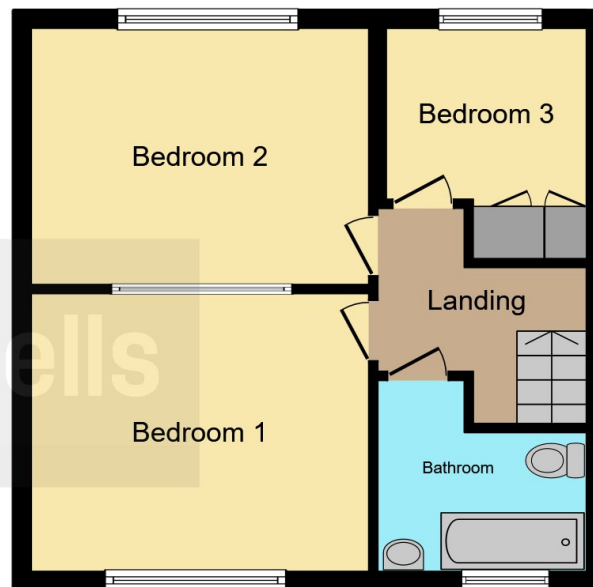








**Ground Floor**



**First Floor**

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4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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