



**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.

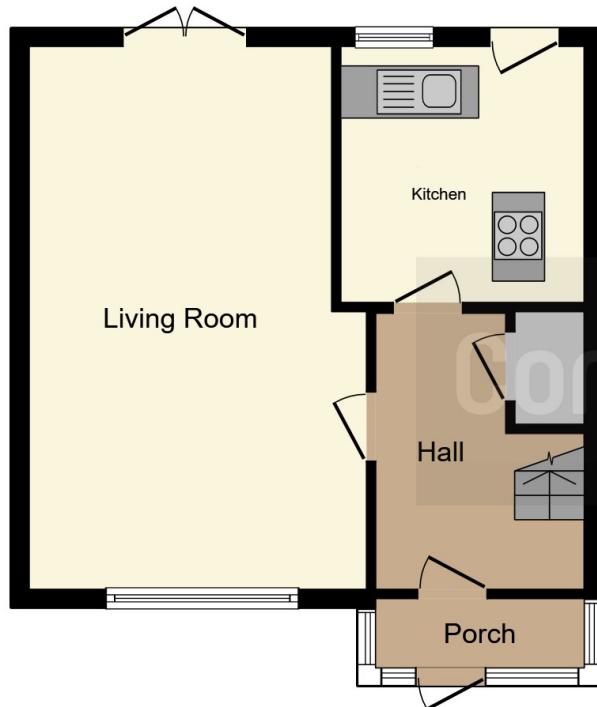
### Garage

Up & over door.









**Ground Floor**



**First Floor**

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To view this property please contact Connells on

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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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