







## Property Description

Connells Dudley is pleased to present this beautifully maintained three-bedroom detached family home situated in a desirable cul-de-sac. This property boasts ample internal and external space, making a viewing essential to fully appreciate its offerings. Positioned at the end of the cul-de-sac, it features a generous rear garden and an additional lawned area at the front. With spacious living areas and no upward chain, it represents an excellent opportunity for families. Its convenient location provides easy access to local schools, shops in Sedgley, and various travel links.

### Entrance Porch

Double glazed door to the front elevation, double glazed window to the front & side.

### Entrance Hall

Door to the front elevation, stairs to first floor accommodation, central heating radiator.

### Cloakroom

Comprising wash hand basin, low level w.c., double glazed window to the side.

### Lounge

22' 9" (plus bay) x 11' 5" ( 6.93m (plus bay) x 3.48m )

Double glazed bay window to the front elevation, double glazed patio doors to the rear, electric fire with brick built feature surround, central heating radiator.

### Kitchen

14' x 9' 6" ( 4.27m x 2.90m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with extractor hood over, breakfast bar, central heating boiler, central heating radiator, double glazed window to the rear, double glazed door to the side leading to utility room.

### Utility

9' 3" x 4' 5" ( 2.82m x 1.35m )

Base units with work surfaces over, plumbing for washing machine, space for domestic appliances, double glazed window to the side, double glazed doors to the front & rear.

## First Floor

### Landing

Double glazed window to the front elevation, loft access, built-in airing cupboard.

### Bedroom One

11' 7" x 11' 4" ( 3.53m x 3.45m )

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

### Bedroom Two

11' 8" x 11' 3" ( 3.56m x 3.43m )

Double glazed window to the rear, fitted wardrobe, central heating radiator.

### Bedroom Three

9' 7" x 7' 3" ( 2.92m x 2.21m )

Double glazed window to the rear, central heating radiator.

## Bathroom

Comprising bath, wash hand basin unit, low level w.c., heated chrome towel rail, tiling, double glazed window to the side.

## Outside

To the front of the property block paved driveway giving off road parking, step approach to front door, lawned area with various shrubs & borders, additional lawned fore garden. Distant views to front.

Mature rear garden having paved patio area, step approach to further lawned area with various shrubs & borders.

Garage.



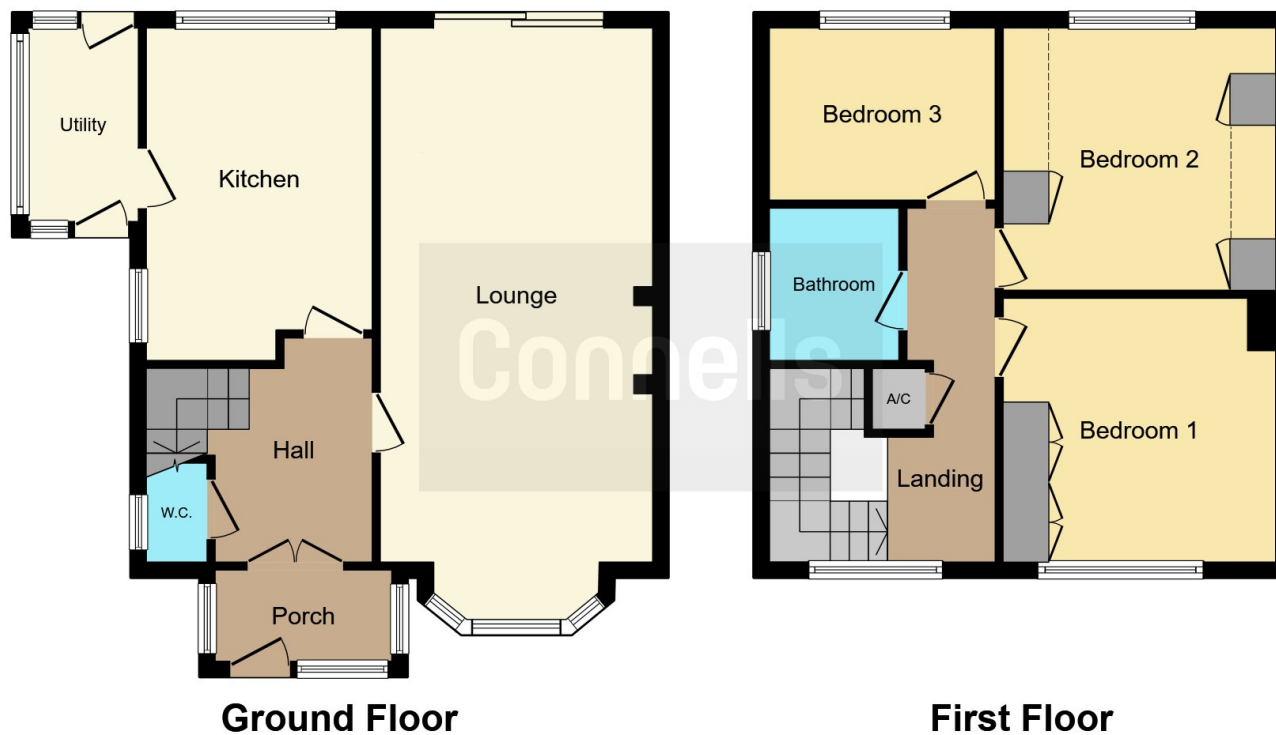












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

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4 & 5 Stone Street  
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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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