





Property Description

This elegantly presented and significantly enhanced semi-detached home is situated in the highly desirable residential area of The Straits. The property boasts spacious and adaptable living spaces, having been thoughtfully extended by the current owners to include a generous rear addition featuring a fitted open-plan kitchen and family room. Its prime location offers convenient access to local schools, Himley Hall Park, Gornal Village, and various bus routes, making it an ideal choice for families and commuters alike.

Entrance Porch

Double glazed door to front elevation

Entrance Hall

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

Lounge

13' 10" x 11' 3" (4.22m x 3.43m)

Double glazed window to front elevation, central heating radiator, log burner with feature beam.

Kitchen / Family Room

26' 9" x 24' 8" (8.15m x 7.52m)

Kitchen area to include fitted kitchen comprising a range of wall and base units with solid oak work tops over, inset porcelain sink unit with mixer tap over, dishwasher, gas/electric cooker point with extractor over, breakfast island, storage pantry, skylight windows to rear elevation, double glazed french doors to rear elevation.

Dining area to have skylight windows to rear elevation, french doors to rear elevation, central heating radiator.

Garage

16' x 12' (4.88m x 3.66m)

electric roller door to front, power and light

First Floor

Landing

Double glazed window to side elevation, loft access.

Bedroom One

13' 6" into bay x 10' 8" (4.11m into bay x 3.25m)

Double glazed window to rear elevation, central heating radiator

Bedroom Two

12' 2" x 10' 7" (3.71m x 3.23m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

8' 5" x 6' 8" (2.57m x 2.03m)

Double glazed window to front elevation, central heating radiator

Bathroom

8' 6" x 6' 5" (2.59m x 1.96m)

Suite to comprise bath with electric shower over, low level WC, wash hand basin in vanity unit, tiling, double glazed window to rear elevation, Airing cupboard housing boiler.

Cloakroom

low level WC, wash hand basin, heated chrome towel rail

Outside

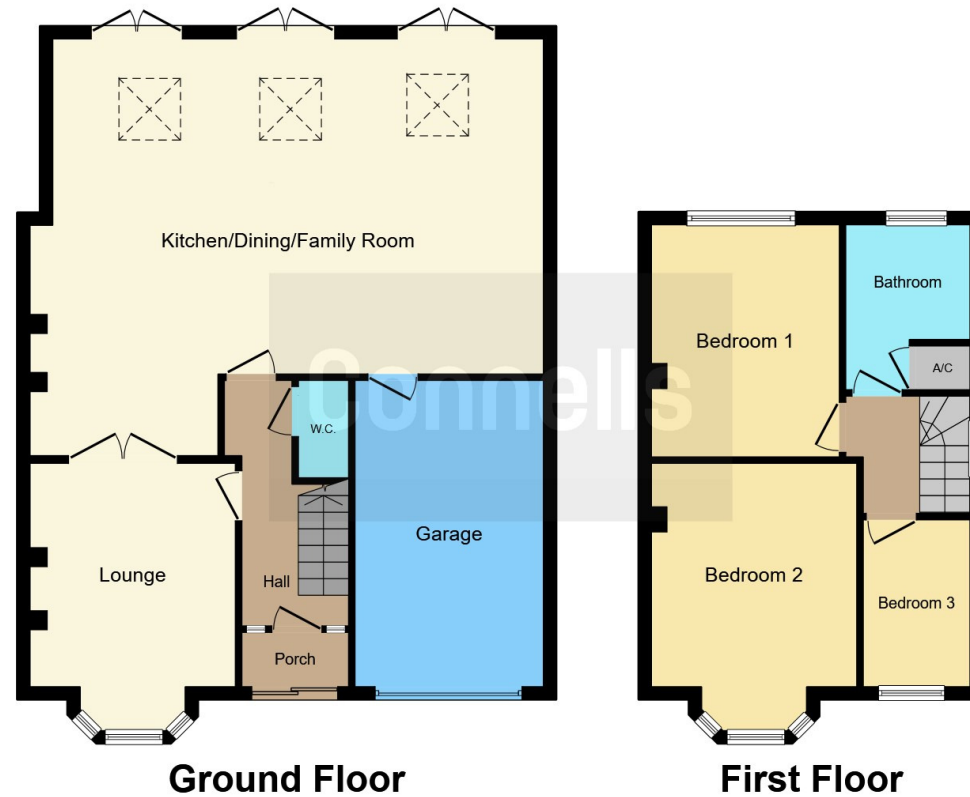
To the front block paved driveway giving off road parking, step approach to front door, lawn area with various shrubs and borders.

Landscaped rear garden having paved patio area, path approach with gravel detail leading to further lawn area with various shrubs and borders.









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

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T 01384 214 770
E dudley@connells.co.uk

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 DUDLEY DY1 1NS

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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