



Connells

Ashenhurst Road
Dudley



Property Description

The accommodation features an inviting entrance hallway that leads to a spacious lounge and an extended, recently updated kitchen. Additionally, there is a convenient downstairs cloakroom. On the first floor, you will find two generous double bedrooms and a modern family bathroom. Outside, the property boasts a large block-paved driveway that provides off-road parking for multiple vehicles and access to the garage. The rear of the home offers a private, enclosed garden, making it an ideal choice for first-time buyers or those looking to downsize

Agents Note

We have been advised that Planning Permission & Building Regulations was provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer

Entrance Hallway

Double glazed entrance door to the side elevation, stairs to first floor accommodation, central heating radiator, doors to

Lounge

14' 8" x 10' 9" (4.47m x 3.28m)

Double glazed bow window to the front elevation, gas fire with feature surround, central heating radiator.

Extended Kitchen

13' 8" (max) x 14' 6" (max) (4.17m (max) x 4.42m (max))

A refitted kitchen to comprise a range of wall and base units with roll top work surfaces over, drainer sink unit, breakfast bar, electric oven & gas hob with extractor, plumbing for washing machine, space for domestic appliances, central heating radiator, double glazed window to the rear & side, double glazed door to the rear elevation.

Cloakroom

Comprising wash hand basin, low level w.c., tiled.

First Floor

Landing

Loft access, doors to

Bedroom One

14' 9" x 10' 7" (4.50m x 3.23m)

Double glazed window to the front, radiator.

Bedroom Two (extended)

17' x 11' 8" (5.18m x 3.56m)

Double glazed window to the rear & side, built-in wardrobe housing central heating boiler, radiator.

Bathroom

Refitted suite to comprise bath with mixer tap & electric shower over, wash hand basin, low level w.c., tiling, radiator, extractor fan, double glazed window to the rear.

Outside

To the front of the property block paved driveway giving off road parking for multiple vehicles & access to garage. Rear garden having paved patio area, lawned area with borders & various plants & shrubs, further decked patio area, brick built store.

Garage

19' 8" x 8' 2" (5.99m x 2.49m)

Up & over door, power & lighting, double glazed window to the side.









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

To view this property please contact Connells on

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

Tenure: Freehold

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