



Connells

Quentin Drive
Dudley



Property Description

This well maintained, purpose-built detached family home is situated in a desirable cul-de-sac within the highly sought-after Russell's Hall estate. The property boasts spacious and versatile living areas, featuring two reception rooms, a garage, and three generously sized bedrooms. With no upward chain and having had only one previous owner, this home is ready for immediate occupancy. Its prime location offers convenient access to Russell's Hall Hospital, local schools, and transport links, including the upcoming tramline.

Entrance Porch

Double glazed door to the front elevation.

Entrance Hall

Door to the front elevation, stairs to first floor accommodation.

Lounge

19' x 8' (5.79m x 2.44m)

Double glazed window to the front & rear elevations, electric heater.

Dining Room

14' x 8' 10" (4.27m x 2.69m)

Double glazed french doors to the rear elevation leading to garden, electric heater.

Kitchen

10' x 9' (3.05m x 2.74m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, one and half bowl sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, space for domestic appliances, double glazed window to the side elevation, door to side leading to garage.

First Floor

Landing

Loft access.

Bedroom One

11' x 10' (3.35m x 3.05m)

Double glazed window to the front elevation, fitted wardrobe, electric heater.

Bedroom Two

12' x 7' (3.66m x 2.13m)

Double glazed window to the rear, electric heater.

Bedroom Three

11' x 12' (3.35m x 3.66m)

Double glazed window to the front elevation, fitted wardrobe, electric heater.

Study

4' 11" x 4' (1.50m x 1.22m)

Double glazed window to the rear.

Bathroom

Suite to comprise bath with electric shower over, wash hand basin, low level w.c., tiling, built-in airing cupboard, double glazed window to the side.

Outside

To the front of the property drive on & drive off block paved driveway giving off road parking side access to rear garden.

Landscaped rear garden having slabbed & paved patio area, lawned area with various shrubs & borders, side access to front garden, greenhouse & outside tap.

Garage

31' x 8' (9.45m x 2.44m)

Up & over door to front, power & light, plumbing for washing machine,

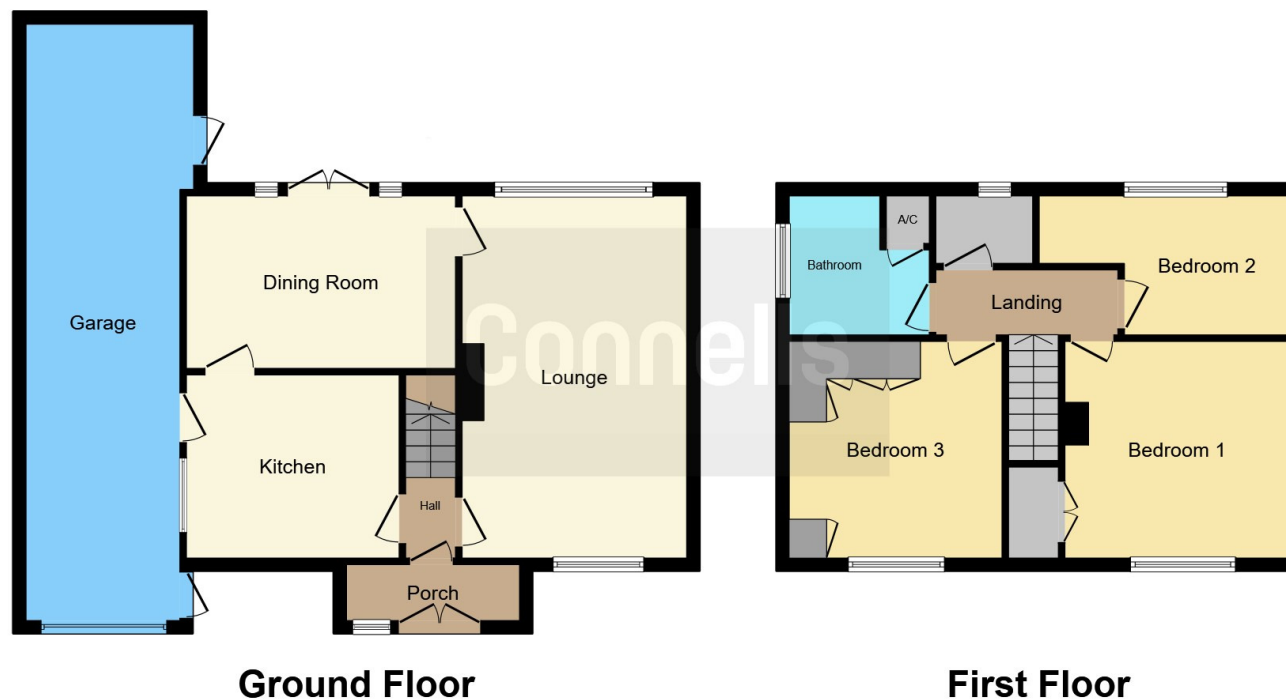
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.









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: G Council Tax
 Band: D

Tenure: Freehold

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