



**Connells**

Quenby Drive  
Dudley





## Property Description

This impeccably maintained detached home, located in the highly desirable Earls Keep area of Dudley, is an excellent opportunity for both families and first-time buyers. The property features move-in ready living spaces, including a spacious kitchen, three generously sized bedrooms complete with a dressing area and en suite shower room, as well as a beautifully landscaped rear garden. Additionally, its prime location offers convenient access to Milking Bank, local schools, shops, and bus routes, enhancing its appeal.

### Entrance Hall

Double glazed door to the front, central heating radiator, built-in storage cupboard, stairs to first floor accommodation.

### Cloakroom

Comprising wash hand basin, low level w.c., central heating radiator, double glazed window to the front.

### Lounge

16' 10" x 10' 2" ( 5.13m x 3.10m )

Two double glazed windows to the front elevation, double glazed door to rear leading to garden, electric fire with feature surround, central heating radiator.

### Dining Room

10' 8" x 8' 2" ( 3.25m x 2.49m )

Two double glazed windows to the front elevation, central heating radiator.

### Kitchen

14' 2" x 8' 2" ( 4.32m x 2.49m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & gas hob with extractor hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, cupboard housing boiler, built-in storage cupboard, central heating radiator, tiled floor, double glazed window to the rear, door to the rear leading to garden.

## First Floor

### Landing

Loft access, double glazed window to the rear elevation.

### Bedroom One

16' 9" x 10' 6" ( 5.11m x 3.20m )

Double glazed window to the front & rear elevations, two built-in wardrobes, fitted storage units, central heating radiator.

### En-Suite

Shower enclosure having mains shower, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the front elevation.

### Bedroom Two

9' 6" x 9' 2" ( 2.90m x 2.79m )

Double glazed window to the front & elevation, built-in storage cupboard, central heating radiator.

### Bedroom Three

11' 2" x 7' 3" ( 3.40m x 2.21m )

Double glazed window to the rear elevation, built-in storage cupboard, central heating radiator.

### Bathroom

Comprising bath with shower attachment over, wash hand basin in vanity unit, low level w.c., central heating radiator, double glazed window to the front.

## Outside

To the front of the property driveway giving off road parking, lawned area. Landscaped rear garden having patio area, lawned area with various shrubs & borders.

### Garage

24' 3" x 8' 2" ( 7.39m x 2.49m )

Up & over door to front, door to the side leading to garden, double glazed window to the side, power & light.



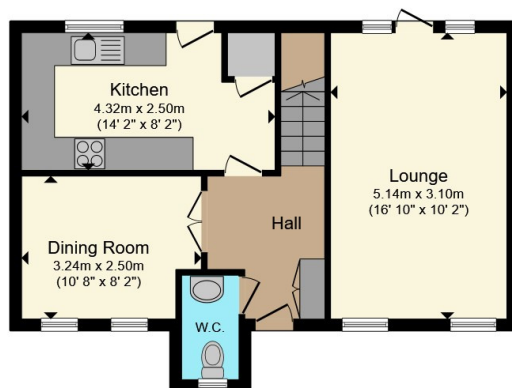




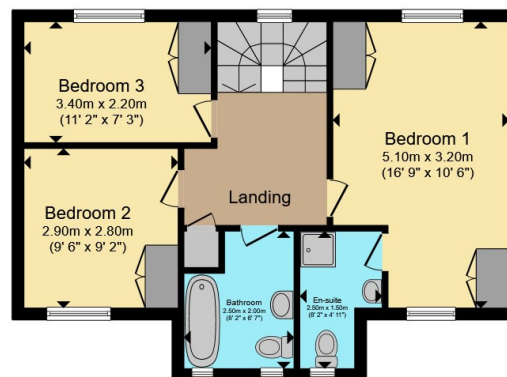




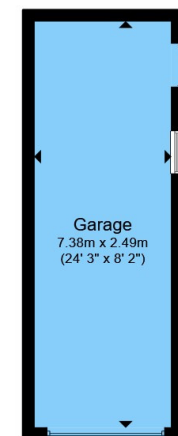




**Ground Floor**



**First Floor**



**Garage**

Total floor area 114.5 m<sup>2</sup> (1,232 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
DUDLEY DY1 1NS

EPC Rating: D Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314403](http://connells.co.uk/Property/DUD314403)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD314403 - 0003