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19 Quentin Drive
Dudley

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FOR SALE
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19 Quentin Drive, Dudley, West Midlands, DY1 2HL

A fantastic opportunity to acquire a 2 bedroom detached house, nestled away in a cul-de-sac location and sat on a generous corner plot. This property offers spacious accommodation throughout and comprises of 2 reception rooms to the ground floor and 2 spacious bedrooms to the first floor with the option to create a 3 bedroom. Further to this, the property still provides scope to modernise and personalise to suit. The property is well placed for a range of amenities, public transport links, and on the doorstep to Russell's Hall Hospital and Merry Hill shopping centre. With part 'Worcester Bosch' gas central heating, UPVC double glazing throughout and being available with No Upward Chain!

Accommodation is over two floors and briefly comprises; Porch, Reception Hallway, Lounge, Dining Room, Kitchen, Conservatory, Landing, 2 double Bedrooms, Shower Room, double Garage with a wc and private rear Garden.

OVERALL A SPACIOUS AND VERSATILE PROPERTY WITH SCOPE TO PERSONALISE.
INTERNAL INSPECTION ADVISED – NO UPWARDS CHAIN!



On approach, you are greeted by a tarmac driveway with ample off road parking. On entrance to the property, the UPVC front door leads into the porch where a further front door leads into the inviting Reception Hallway. The Hallway has stairs to the first floor landing and a door to;

A spacious Lounge which is located at the front of the property having a gas fire with stone chimney breast and a large bay window which provides plenty of natural light. There is an archway leading into the Dining Room which overlooks the rear Garden and a doorway giving access to the Kitchen and Conservatory.

The Kitchen is fitted with a range of units comprising laminate worktops that incorporate an inset sink and drainer, inset gas hob having extractor fan above, built in oven and space for undercounter fridge. In addition, a door from the Kitchen gives access into the garage and there is a useful pantry cupboard off. The conservatory is of UPVC double glazed surround and patio doors lead out to the delightful rear Garden.

To the first floor, the landing has a useful storage cupboard which houses the 'Worcester Bosch' boiler, there is loft hatch access and doors to;



Two generous Bedrooms, Bedroom one which was originally 2 rooms (could be reinstated back if required) has two sets of built in wardrobes and two windows to the front elevation. Bedroom two also benefits from built in wardrobes and is located to the rear of the property and therefore enjoys pleasant views overlooking the rear Garden.

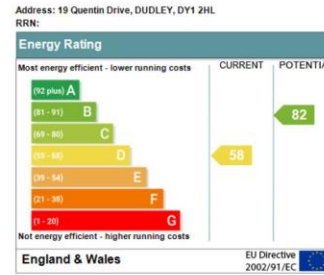
The Shower Room suite comprises; wc with built in storage above, hand wash basin with storage beneath and an enclosed corner shower.

The double Garage has an electric up and over door, lighting, power points and provides further space for additional appliances if required. A door from the garage leads through to a wc which comprises a hand wash basin with storage beneath, wc and storage cupboards. A door from the garage leads out to the rear Garden.

A feature of the property is its beautifully private and immaculate rear Garden comprising of a large patio area with a paved pathway that leads through the extensive lawned area. Within the lawn areas are a variety of plants, flowers and trees dotted throughout. In addition, there is side access, an outside tap, a full security system with alarms and a 4-camera CCTV system covering the front, back and side of the house.

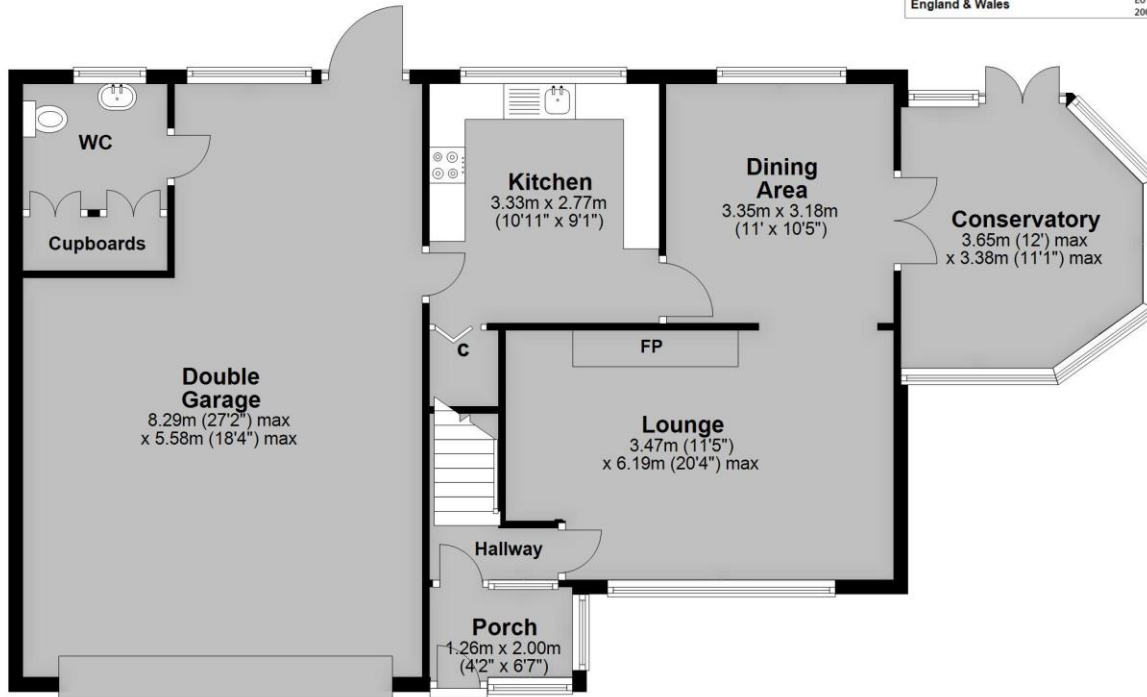


FLOOR PLANS



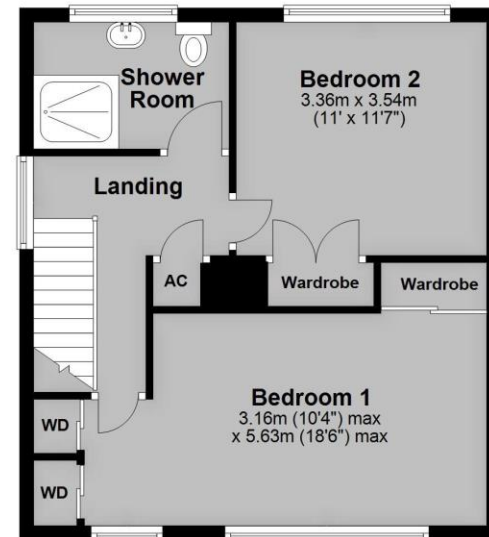
Ground Floor

Main area: approx. 56.8 sq. metres (610.9 sq. feet)
Plus garages, approx. 40.5 sq. metres (436.3 sq. feet)
Plus wc, approx. 5.3 sq. metres (56.8 sq. feet)



First Floor

Approx. 45.3 sq. metres (488.1 sq. feet)





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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on

<https://www.leeshaw.com/downloads/referral-fees.pdf>

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