



41 Ascot Drive, Dudley, DY1 2SN

BERRIMAN
EATON

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(WOMBOURNE OFFICE)
EPC: C

LOCATION

Ascot Drive is located on a modern development within the Milking Bank area of Dudley close to major transport links into Dudley, Birmingham and Wolverhampton. There are excellent facilities close by and the local primary schools are worthy of note. For walking enthusiasts Himley Hall and Cotwall End Nature Reserve are close by.

DESCRIPTION

41 Ascot Drive has been thoughtfully and stylishly improved during the current owners tenure and benefits from a driveway suitable for parking several vehicles off road and a large tiered rear garden which allows stunning elevated views across Dudley and the West Midlands conurbation. The internal accommodation briefly comprises enclosed porch and hallway, playroom/office, sitting room, dining room, dining kitchen, separate utility and cloakroom/wc to the ground floor. To the first floor there are three double bedrooms, ensuite to the principal bedroom, family bathroom and an additional fourth bedroom to the first floor. The property benefits from central heating and double glazing.

ACCOMMODATION

The enclosed ENTRANCE PORCH is accessed via a composite door with decorative opaque side panel and has Karndean flooring with an Oak door leading into the ENTRANCE HALLWAY with Karndean flooring, vertical radiator and the staircase rising to the first floor landing. The OFFICE/PLAYROOM has a radiator, Karndean flooring, spotlights and a double glazed window to the front elevation. The LIVING ROOM has a radiator, Karndean flooring, spotlights and a double glazed bay window to the front elevation. The DINING AREA has a tiled floor, radiator, coved ceiling, spotlights and double glazed French doors leading to the rear garden. The KITCHEN is fitted with a range of wall and base units with complementary work surfaces with inset 1½ bowl sink unit with stainless steel mixer tap, space for a Range style oven with fitted extractor, space for an American style fridge freezer and an integrated dishwasher. There is a fitted breakfast bar, radiator, spotlights, wiring for a wall mounted T.V. and two double glazed windows to the rear elevation. The UTILITY has a single drainer sink unit, work surface with space and plumbing below for a washing machine. There is a cupboard housing the wall mounted central heating boiler and there is a wooden door to the side elevation. The downstairs CLOAKROOM has a vanity wash hand basin with tiled splashback and a low level W.C. There is tiling to the floor, spotlights and a door for understairs storage with space for a tumble dryer

The staircase rises to the first floor LANDING with wooden balustrades and loft access via a pull down ladder and an Airing Cupboard with fitted shelving. The BATHROOM is fitted with a contemporary white suite and comprises panelled bath with shower over and glazed side screen and a vanity wash hand basin incorporating the low level W.C. Tiled walls, tiling to the floor, chrome heated ladder towel rail, spotlights and a double glazed opaque window to the rear elevation. The PRINCIPAL BEDROOM has a vaulted ceiling with four double glazed skylights. There is a range of fitted bedroom furniture, vertical radiator, spotlights and a double glazed window to the front elevation. The EN-SUITE has a double walk-in shower cubicle with multi headed shower, large wash hand basin and a low level W.C. There is a fitted dressing table, part tiled walls, tiled floor, a chrome vertical radiator and a double glazed opaque window to the rear elevation. BEDROOM TWO has a range of fitted wardrobes with sliding mirrored doors, radiator, coved ceiling and a double glazed window to the front elevation. BEDROOM THREE has a radiator, coved ceiling, a built-in wardrobes and a double glazed window to the rear elevation. BEDROOM FOUR has a fitted storage cupboard with fitted shelving and hanging rail, a radiator, coved ceiling and a double glazed window to the front elevation.

OUTSIDE

The property has a large tarmac driveway providing off road parking for several vehicles and has side access to the rear garden. The landscaped rear garden and has a full width paved patio area with AstroTurf to the side. There are gated steps leading up to several tiers of the garden including a decorative graveled tier together with a decked tier. The top tier of the garden is level and has AstroTurf. The garden is enclosed by fencing to the boundary and has well planted borders.

TENURE

FREEHOLD

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX

BAND D – Dudley MBC

POSSESSION

Vacant possession will be given on completion.

VIEWING

Please contact the Wombourne office.

Tettenhall Office

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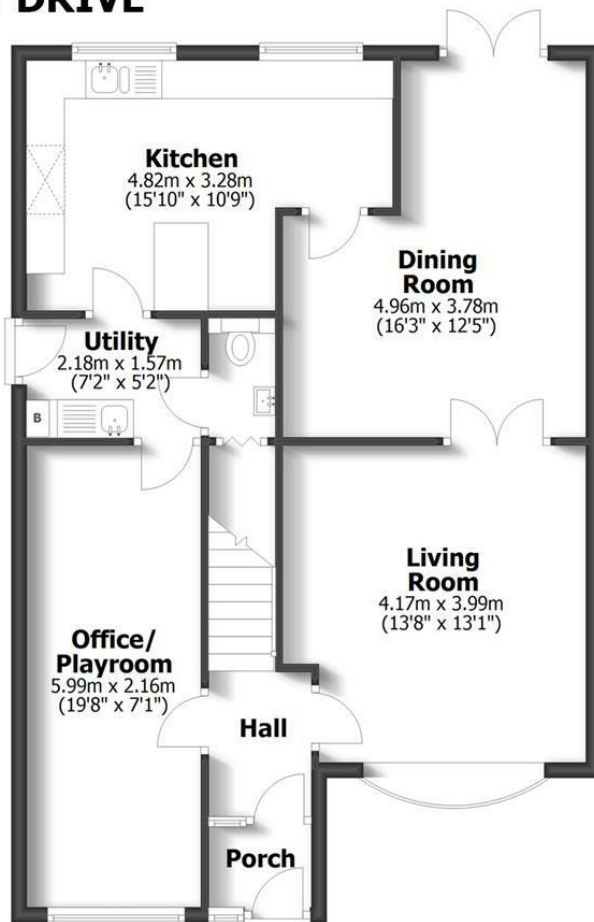
Offers Around
£399,950

EPC: C

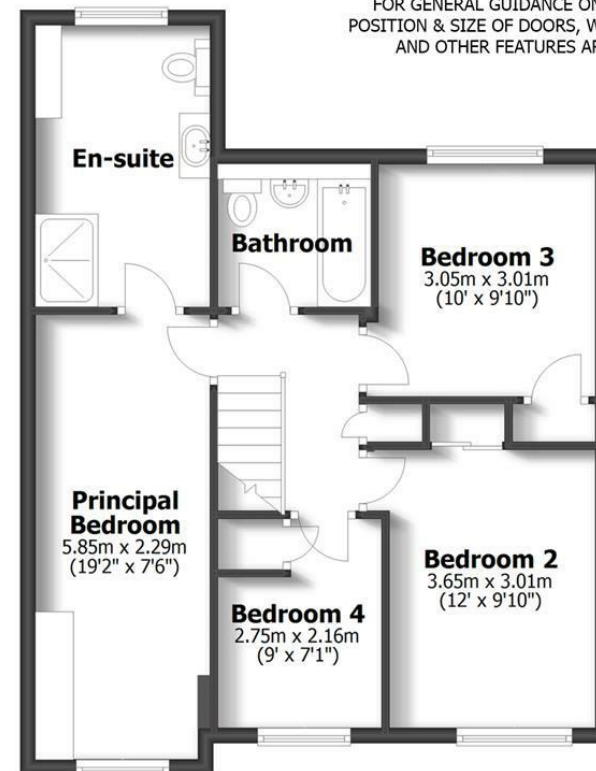
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**41 ASCOT DRIVE
DUDLEY**



Ground Floor



First Floor

TOTAL: 133.7sq.m. 1439sq.ft.

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

