



**Aintree Way, Dudley, DY1 2SL**

**welcome to**

## **Aintree Way, Dudley**

- Well-presented four bedroom detached house
- Spacious lounge
- Fitted kitchen and Utility
- Downstairs shower room and upstairs family bathroom
- Garage and Driveway

Tenure: Freehold EPC Rating: C

offers over

**£400,000**

### **Entrance Hall**

Double glazed door to front, double glazed window to side, laminate wood flooring and central heating radiator.

### **Lounge**

26' 8" into bay x 13' 10" ( 8.13m into bay x 4.22m )  
Double glazed bay window to front, gas fire, three central heating radiators, spotlightS, coving, laminate wood flooring and door to kitchen.

### **Kitchen Diner**

24' 9" x 11' 3" ( 7.54m x 3.43m )  
Double glazed window to rear, fitted kitchen with a range of wall and base units with work surfaces over, stainless steel one bowl sink/drainers, electric oven, five ring gas hob with cooker hood over, built in microwave, plumbing for washing machine, space for fridge/freezer, two central heating radiators, spotlights, tiled floor, two velux sky lights, Double glazed window to rear, French doors to lounge and patio door to the rear garden.

### **Utility Room**

6' 6" ex bay x 10' 4" ex bay ( 1.98m ex bay x 3.15m ex bay )  
Plumbing for washing machine, central heating radiator, wall mounted boiler and door to shower room.

### **Downstairs Shower Room**

Double glazed window to side, shower,

WC, wash hand basin, heated towel rail, extractor, spotlight and fully tiled walls and floor.

### **Hallway**

Stairs leading to the first floor landing offering four bedrooms and a family bathroom, double glazed window to front, airing cupboard housing water tank and loft access with ladder.

### **Bedroom One**

13' 5" x 10' 10" ( 4.09m x 3.30m )  
Double glazed window to front, built in wardrobes, over head cupboards and drawers, central heating radiator.

### **Bedroom Two**

10' 8" x 7' 11" ( 3.25m x 2.41m )  
Double glazed window to rear, fitted wardrobes, central heating radiator and laminate wood flooring.

### **Bedroom Three**

11' 5" x 8' ( 3.48m x 2.44m )  
Double glazed window to front, fitted wardrobes with over head cupboards and central heating radiator.

### **Bedroom Four**

9' 6" x 7' 7" ( 2.90m x 2.31m )  
Double glazed window to rear and central heating radiator.

### **Bathroom**

Double glazed window to rear, heated towel rail, bath with mixer tap and shower over WC wash hand basin



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#### **Property Ref:**

DLY105329 - 0003

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