



**Elmfield View, Dudley DY1 3DH**



welcome to

## Elmfield View, Dudley

- Immaculately presented exceptionally spacious four bedroom detached residence.
- Spacious Dining Room with Doors leading into First Lounge
- Open plan living diner with integrated modern appliances and velux skylights, spacious second lounge.
- Family Shower Room and En-Suite to master Bedroom
- Utility Room

Tenure: Freehold EPC Rating: D

offers over

**£500,000**

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Property Ref:

DLY105397 - 0004

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### Entrance Hall

Double glazed window to front, custom made cloaks cupboard, karndean flooring and vertical central heating radiator with mirror.

### Dining Room

11' 4" x 13' 5" ( 3.45m x 4.09m )  
Double glazed bay window to front with colour coded shutters, central heating radiator, coving, karndean flooring and arch to lounge.

### Lounge

18' 8" x 11' 3" ( 5.69m x 3.43m )  
Electric log burner, Vertical radiator, coving, spotlights, karndean flooring and double glazed patio doors to kitchen living diner.

### Open Plan Living Kitchen Diner

24' 4" x 26' 9" ( 7.42m x 8.15m )  
L shaped room, lounge area with T.V point, vertical radiator and patio doors to lounge.

Fitted kitchen with a range of wall and base units with work surfaces over, double glazed window to rear with colour coded shutters, one and half bowl sink drainer, four electric ovens, five ring gas hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, pantry, built in beer fridge, four valux sky lights, coving, tiled splashbacks, karndean flooring and patio doors to rear garden.

### Utility Room

Double glazed window to side, work surface with wall and base units, stainless steel sink drainer, gas hob with cooker hood over, plumbing for washing machine, extractor, spotlights, coving and tiled splashbacks.

### Cloakroom

Fully tiled walls, WC, wash hand basin, karndean flooring, extractor and central heating radiator.

### Landing

Leading to four bedrooms and family bathroom, loft access with ladder attached and partly boarded.

### Bedroom One

14' 11" x 12' 10" ( 4.55m x 3.91m )  
Double glazed window to front with colour coded shutters, built in wardrobes and central heating radiator.

### En Suite

Double glazed window to front, WC, wash hand basin, shower cubicle, extractor, shaver point, spotlights, tiled floor and heated towel rail.

### Bedroom Two

10' 2" max x 7' 9" ex door ( 3.10m max x 2.36m ex door )  
Double glazed window to rear with colour coded shutters, built in wardrobes, central heating radiator and karndean flooring



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