



**Connells**

Grafton Gardens  
Dudley



### Property Description

This well maintained three-bedroom semi-detached property is situated in a desirable cul-de-sac within the popular 'Straits' estate and is available with no upward chain. The home is conveniently located near reputable local schools, Himley Hall and park, as well as Gornal Village, making it an ideal choice for both first-time buyers and families. It offers ready-to-move-in living spaces that cater to modern lifestyles.

### Entrance Porch

Double glazed door to front

### Lounge

17' 4" x 10' ( 5.28m x 3.05m )

Door to front elevation, double glazed window to front elevation, central heating radiator

### Reception Room

16' 2" x 7' ( 4.93m x 2.13m )

Double glazed window to front elevation, central heating radiator

### Dining Room

16' 2" x 6' 4" ( 4.93m x 1.93m )

Double glazed patio doors to rear elevation leading to garden, central heating radiator, stairs to first floor accommodation, under stairs storage.

### Kitchen

8' 6" x 8' 3" ( 2.59m x 2.51m )

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splashback, stainless steel sink and drainer unit with mixer tap over, gas cooker point with cooker hood over, plumbing for washing machine, space for domestic appliances, double glazed window to rear elevation.



## First Floor

### Landing

Airing cupboard, loft access with pull down ladder

### Bedroom One

10' 9" x 10' 2" ( 3.28m x 3.10m )

Double glazed window to rear elevation, central heating radiator

### Bedroom Two

11' max x 8' 8" ( 3.35m max x 2.64m )

Double glazed window to front elevation, central heating radiator

### Bedroom Three

7' 6" x 6' 8" ( 2.29m x 2.03m )

Double glazed window to front elevation, central heating radiator

### Shower Room

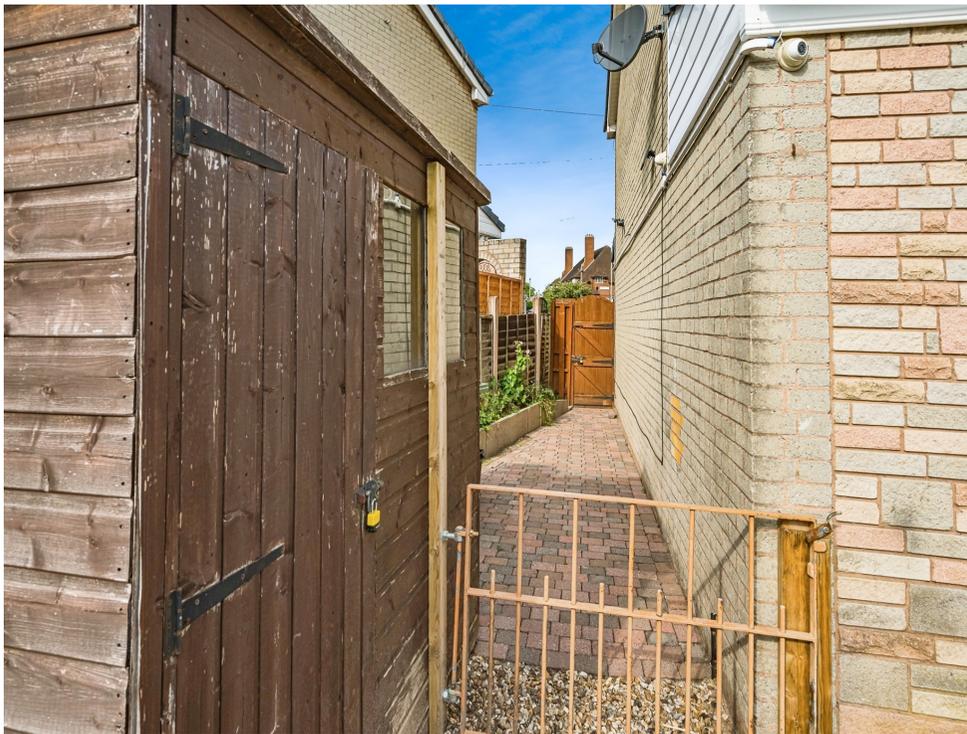
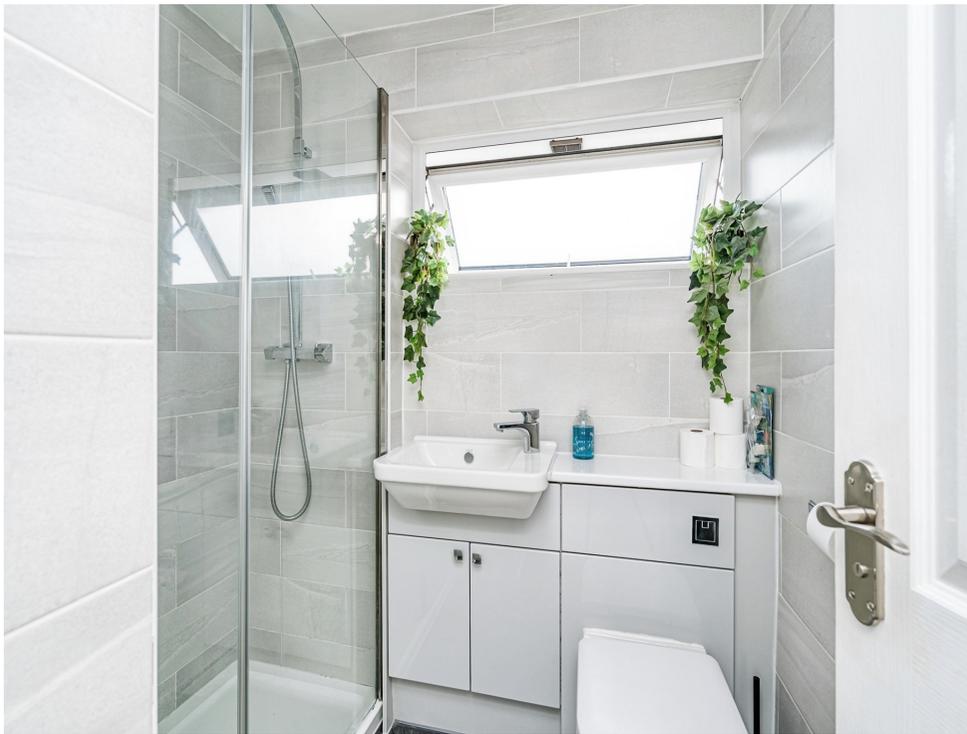
Shower enclosure with mains shower, low level WC, wash hand basin in vanity unit, tiling, double glazed window to rear elevation, radiator

### Outside

To the front of the party tarmac driveway giving off road parking.

Landscaped rear garden having decking, lawn, block paved side access storage shed and detached outbuilding.









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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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