



**Connells**

Yarner Close  
Dudley



### Property Description

This is a fantastic opportunity to acquire a beautifully designed and well-proportioned home that features generous living spaces. The property includes an inviting entrance hallway, a lounge complete with a striking media wall, and a stylishly updated kitchen diner. Additional amenities comprise a utility room and a guest cloakroom. On the first floor, there are four spacious bedrooms, with the master bedroom benefiting from an en suite bathroom, alongside a family bathroom. Outside, the home offers a driveway for off-road parking, access to an integral garage, and well-maintained front and rear lawned gardens.

### Entrance Hallway

Entrance door to the front elevation, stairs to first floor accommodation.

### Lounge

16' 9" (max into bay) x 13' 5" ( 5.11m (max into bay) x 4.09m )

Double glazed bay window to the front elevation, media wall with electric fire , t.v point and feature lighting, central heating radiator, doors to kitchen diner.

### Kitchen Diner

18' 5" x 10' 4" ( 5.61m x 3.15m )

Having a refitted kitchen comprising range of wall and base shaker style units with quartz work surfaces over, inset stainless steel sink electric oven & microwave, electric hob, integrated dishwasher, breakfast bar, understairs storage cupboard, double glazed window to the rear, radiator, double glazed french doors to the rear, door to garage.

### Utility Room

7' 2" x 7' 1" ( 2.18m x 2.16m )

Double glazed window to the rear.

### Cloakroom

Wash hand basin, low level w.c., double glazed window.

## First Floor

### Landing

Doors to

### Bedroom One

12' 8" x 11' 5" ( 3.86m x 3.48m )

Double glazed window to the front, built-in wardrobe, central heating radiator.

### En-Suite

Shower cubicle, wash hand basin, low level w.c.

### Bedroom Two

10' 8" x 8' 2" ( 3.25m x 2.49m )

Double glazed window to the front, radiator.

### Bedroom Three

8' 2" x 8' 5" ( 2.49m x 2.57m )

Double glazed window to the rear, radiator.

### Bedroom Four

9' 8" x 8' 4" ( 2.95m x 2.54m )

Double glazed window to the rear, radiator.

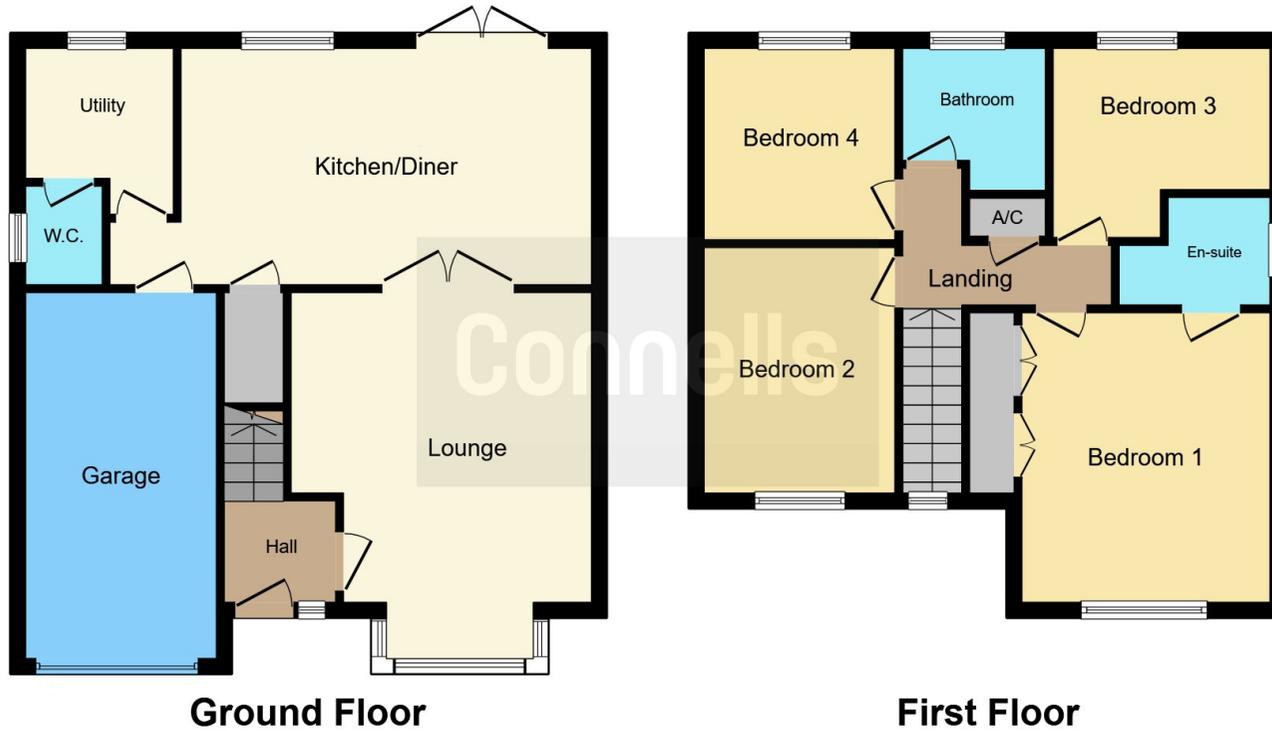
### Bathroom

Suite to comprise bath with shower over, wash hand basin, low level w.c., tiling, radiator.

### Outside

To the front of the property driveway giving off road parking, lawned foregarden. Enclosed rear garden having a paved patio with a lawn area and further patio area to rear, gate giving side access.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

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Tenure: Freehold



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Property Ref: DUD314207 - 0005