



Connells

High Arcal Drive
Dudley



Property Description

This stunning property is truly impressive and in pristine condition. The accommodation features a welcoming entrance porch that leads into a spacious hallway adorned with beautiful wooden doors. On the ground floor, you'll find a convenient W.C., a generous through lounge that opens into a bright conservatory, and a stylishly fitted kitchen. The first floor boasts a bright landing with a large front-facing window, three well-sized bedrooms, and a family shower room. Outside, the property offers a meticulously maintained front garden and driveway providing off-road parking and access to the garage. The rear garden is a private oasis, beautifully landscaped and set on a generous plot, perfect for relaxation and enjoyment.

Entrance Porch

Double glazed entrance door to the front elevation, double glazed window to the front & side elevations.

Hallway

Double glazed feature wooden door with feature inset glass to the front elevation, stairs to first floor accommodation, central heating radiator.

Cloakroom

Suite to comprise wash hand basin, low level w.c., double glazed window to the side.

Through Lounge Diner

22' 9" x 11' 7" (6.93m x 3.53m)

Double glazed bow window to the front elevation, gas fire with feature surround, two central heating radiators, laminate flooring, t.v. point, double glazed patio doors to the conservatory.

Conservatory

11' 6" x 11' 11" (3.51m x 3.63m)

Double glazed french doors to the garden, double glazed windows, lighting, laminate flooring.

Breakfast Kitchen

13' 11" x 9' 9" (4.24m x 2.97m)

A fitted kitchen to comprise a range of shaker style wall and base units with roll top work surfaces over, stainless steel sink & drainer unit, electric oven & microwave, induction hob, integrated washing machine, dishwasher, integrated fridge, tiling to splashback, tiled floor, central heating radiator, double glazed window to the rear elevation, double glazed door to the side.

First Floor

Landing

Double glazed window to the front elevation, airing cupboard housing central heating boiler, loft access, doors to

Bedroom One

11' 2" x 11' 9" (3.40m x 3.58m)

Double glazed window to the rear, central heating radiator.

Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window to the front, radiator.

Bedroom Three

9' 9" x 6' 11" (2.97m x 2.11m)

Double glazed window to the rear, radiator.

Bathroom

Suite to comprise shower cubicle with glass shower screen, wash hand basin, low level w.c., chrome heated towel rail, tiling, extractor fan, tiled floor, double glazed window to the side elevation.

Outside

To the front of the property block paved driveway giving off road parking & access to garage, well maintained foregarden with borders & various plants & shrubs. Rear garden having paved patio area, well maintained lawned areas with borders, plants & shrubs, outside tap, lighting, gate giving side access.

Garage

16' 8" x 7' 11" (5.08m x 2.41m)

Up & over door, door to rear garden.

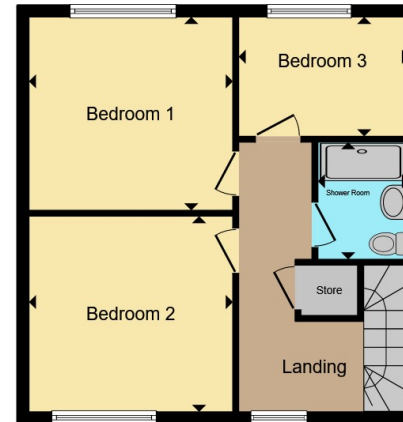








Ground Floor



First Floor

Total floor area 119.7 m² (1,289 sq.ft.) approx

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To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

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