



Connells

Loweswater Drive
Lower Gornal Dudley



Property Description

This impeccably maintained detached family home is situated in a highly desirable modern development within a quiet cul-de-sac. It provides move-in-ready living spaces ideal for families, featuring two generous reception rooms, four well-appointed bedrooms, and a stylish family bathroom complete with a freestanding bathtub and dual wash basins. Additionally, the property boasts a prime location, conveniently close to local schools, amenities such as Gornal Village, and the scenic Himley Hall Park, along with excellent transport links.

Entrance Hall

Double glazed door to the front, stairs to first floor accommodation, understairs storage area, central heating radiator.

Cloakroom

Low level w.c., wash hand basin in vanity unit, tiling, vertical radiator, double glazed window to the side.

Lounge

14' 1" x 11' 3" (4.29m x 3.43m)

Double glazed bay window front, central heating radiator.

Dining Room

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed french doors to the rear, central heating radiator.

Kitchen

9' 2" x 6' 11" (2.79m x 2.11m)

A fitted kitchen to include wall and base units with work surfaces over, tiling, one and a half bowl sink & drainer unit with mixer tap over, electric oven & gas hob with cooker hood, dishwasher, double glazed window to the rear.

Utility Room

7' 7" x 5' 11" (2.31m x 1.55m)

Plumbing for washing machine, central heating radiator, double glazed door to the side leading to garden.

First Floor

Landing

Loft access with airing cupboard, double glazed window to the side elevation.

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m)

Double glazed window to the front, fitted wardrobes, central heating radiator.

En-Suite

Shower cubicle, wash hand basin, low level w.c., radiator, double glazed window to the side.

Bedroom Two

9' 5" x 9' 5" (2.87m x 2.87m)

Double glazed window to the rear, central heating radiator.

Bedroom Three

13' x 7' (3.96m x 2.13m)

Double glazed window to the rear, central heating radiator.

Bedroom Four

10' 9" x 7' 10" (3.28m x 2.39m)

Double glazed window to the front, fitted wardrobes, central heating radiator.

Bathroom

Free standing bath with shower over, his & hers wash hand basins in vanity unit, low level w.c., tiling, heated towel rail, double glazed window to the rear.

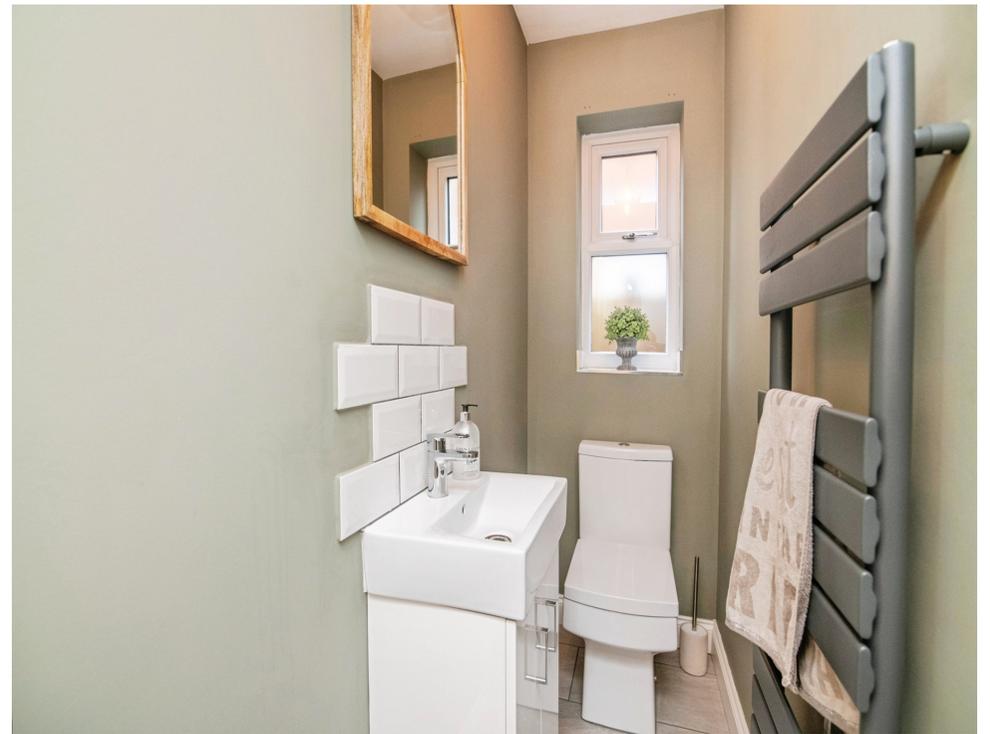
Outside

To the front of the property tarmac driveway giving off road parking, path approach to front door with lawned area, side access to rear garden. Tiered rear garden having porcelain patio area with slate detail, step down approach to further lawned area with gravel detail & shrubs & borders, outside tap.

Garage

Electric roller door to the front, power & light.

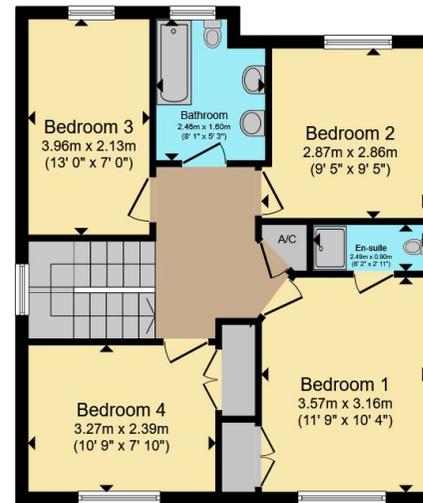








Ground Floor



First Floor

Total floor area 121.0 m² (1,302 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314494



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD314494 - 0003