



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

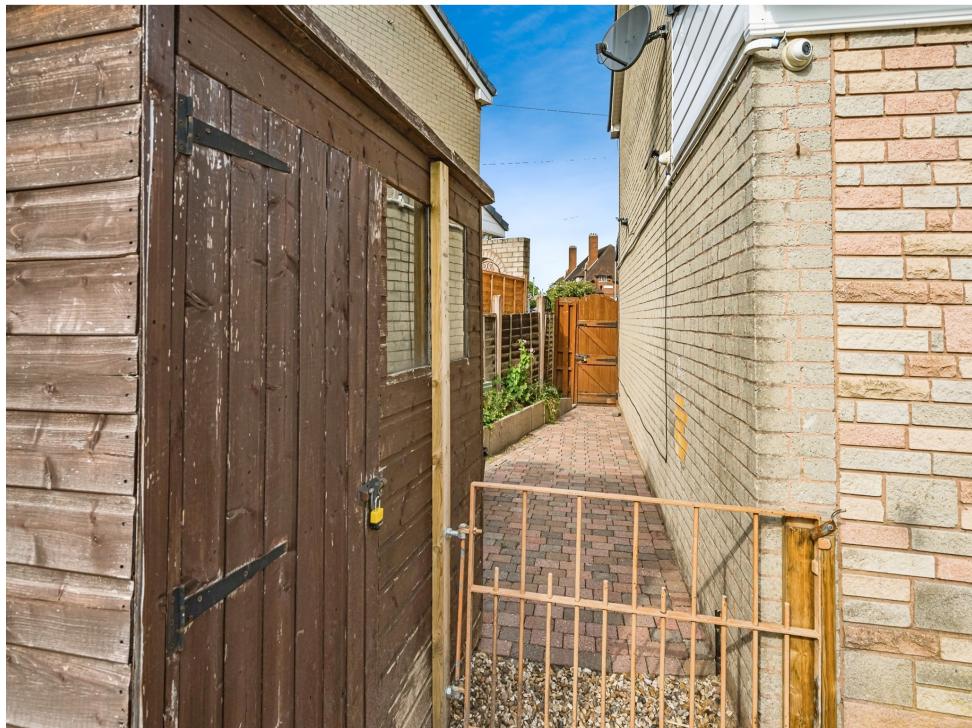
Shower enclosure with mains shower, low level WC, wash hand basin in vanity unit, tiling, double glazed window to rear elevation, radiator

Outside

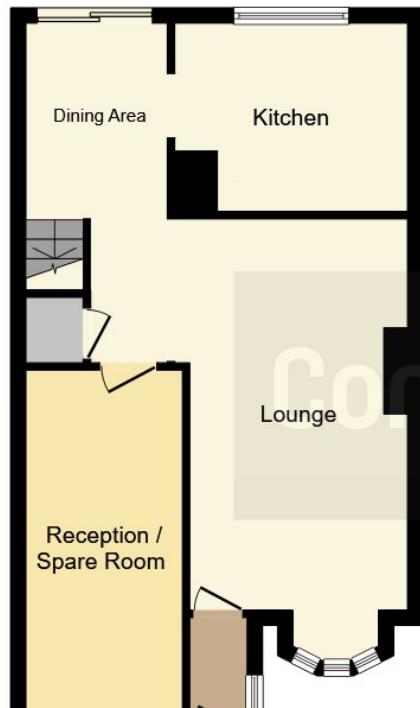
To the front of the party tarmac driveway giving off road parking.

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









Ground Floor



First Floor

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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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