



**Connells**

Himley Mansions Himley Road  
Gornal Wood Dudley



## Property Description

Nestled in an exclusive cul-de-sac off the desirable Himley Road, this property is conveniently located within walking distance of Gornal village, which offers a range of amenities. It is also well-positioned for both primary and secondary schooling, making it an ideal choice for families. Additionally, the development is situated on the edge of beautiful countryside, including Himley and Baggeridge Country Park.

The accommodation features a welcoming entrance hallway that leads to a spacious lounge and a separate dining room, complemented by a guest cloakroom. The impressive kitchen diner and family room boast fitted kitchen units with quartz work surfaces and integrated appliances, enhanced by Bi-fold doors that open to the garden patio. Additional amenities include a utility room and a study. On the first floor, the master bedroom includes an en suite shower room, while the second bedroom also has its own en suite. There are three more generously sized bedrooms and a family bathroom. Outside, the property offers a driveway with parking for multiple vehicles and a detached garage.

### Entrance Hall

Entrance door to front elevation, stairs to first floor accommodation, ceramic tiled floor.

### W.C

6' x 2' 11" ( 1.83m x 0.89m )

Suite to comprise of wash hand basin, llwc, tiling to splash back, ceramic tiled floor.

### Lounge

15' 8" x 11' 8" ( 4.78m x 3.56m )

Double glazed bay window to front elevation.

### Dining Room

12' 9" x 10' 11" ( 3.89m x 3.33m )

Double glazed window to side and front elevation.

### Kitchen Diner / Family Room

23' x 13' 4" ( 7.01m x 4.06m )

Fitted kitchen designed by Cedar Green Kitchens to comprise a range of shaker style wall and base units with quartz worktops and upstand, feature island, 1.5 stainless steel inset sink with chrome mixer tap, Samsung double oven, Samsung induction hob, Samsung steel chimney hood, Samsung integrated Dish washer, Samsung integrated Larder fridge and Samsung integrated larder Freezer. Aluminium Bifold doors to rear, double glazed window to rear, built in storage cupboard, down lights, ceramic tiled floor.

### Utility Room

6' 10" x 5' 6" ( 2.08m x 1.68m )

Single stainless steel inset sink with chrome mixer tap, double glazed door to rear, space for domestic washing machine and tumble dryer.

### Study

7' 6" x 6' 10" ( 2.29m x 2.08m )

Double glazed window to side elevation.

## First Floor Landing

Loft access and airing cupboard.

## Bedroom One

15' 3" x 12' 3" ( 4.65m x 3.73m )

Double glazed window to front elevation and central heating radiator.

## En-Suite

9' 11" x 4' 10" ( 3.02m x 1.47m )

Suite comprising shower cubicle with Aqualisa Milan concealed thermo valve shower, wash hand basin, llwc, tiling to splash back, chrome towel rail and ceramic tiled floor, double glazed window to front elevation.

## Bedroom Two

12' 7" x 9' 9" ( 3.84m x 2.97m )

Double glazed window to rear and central heating radiator.

## En-Suite

8' 9" x 4' ( 2.67m x 1.22m )

Suite comprising shower cubicle with Aqualisa Midas 100 shower, wash hand basin, llwc, tiling to splash back, chrome towel rail and ceramic tiled floor, double glazed window to side elevation.

## Bedroom Three

11' x 10' 2" ( 3.35m x 3.10m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Four

10' 7" x 9' 1" ( 3.23m x 2.77m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Five

9' 3" x 9' 1" ( 2.82m x 2.77m )

Double glazed window to the rear elevation and central heating radiator.

## Family Bathroom

6' 7" x 6' 6" ( 2.01m x 1.98m )

Suite comprising of paneled bath with Aqualisa Midas 100 shower over, wash hand basin, llwc, ailing to splash back, chrome towel rail. ceramic tiled floor, double glazed window to side elevation.

## Detached Garage

Electric garage door

## Outside

Front elevation has driveway giving off road parking for multiple vehicles and eclectic vehicle charging point, Rear elevation has a paved patio area and an enclosed turfed rear garden. Matt black downlight wall fitting with separate switch to front entrance and rear elevation, Outside tap.

## Specification

### Plumbing & Heating

Air source heat pump with hot water cylinder.

### Underfloor Heating / Radiators

Polypipe underfloor heating to ground floor only, radiators to first floor.







To view this property please contact Connells on

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EPC Rating:  
 Exempt

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Tenure: Freehold



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