



**Connells**

High Park Crescent  
Dudley



## Property Description

The property offers spacious living accommodation perfect for growing families to briefly comprise entrance hallway, downstairs w.c, lounge, dining room, fitted kitchen, first floor landing has four good size bedrooms and family bathroom. Outside a large block paved driveway giving off road parking for multiple vehicles and access to the garage. Well maintained front and rear gardens with stunning panoramic distant views to the rear.

## Entrance Hallway

Door to the side elevation, stairs to first floor accommodation, central heating radiator.

## Living Room

18' 7" x 13' 11" ( 5.66m x 4.24m )

Double glazed bow window door to the front elevation, electric fire with feature surround, central heating radiator.

## Dining Room

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double glazed window to the rear, central heating radiator.

## Kitchen

14' 1" x 9' 9" ( 4.29m x 2.97m )

A fitted kitchen to comprise a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, gas cooker point , plumbing for washing machine, space for domestic appliances, breakfast bar, central heating radiator, double glazed window to the rear, double glazed door to the rear leading to garden.

## Garage

31' 6" x 8' ( 9.60m x 2.44m )

Up & over door to the front, power & light, double glazed door to the rear.

## Cloakroom

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

## First Floor

### Landing

Loft access.

### Bedroom One

15' 9" x 9' 11" ( 4.80m x 3.02m )

Double glazed window to the rear, central heating radiator.

### Bedroom Two

14' 2" x 9' 11" ( 4.32m x 3.02m )

Double glazed window to the front, central heating radiator.

### Bedroom Three

12' 6" x 8' 7" ( 3.81m x 2.62m )

Double glazed window to the rear, central heating radiator.

### Bedroom Four

11' 4" x 8' 7" ( 3.45m x 2.62m )

Double glazed window to the front, central heating radiator.

### Bathroom

Suite to comprise bath with mixer tap over, wash hand basin in vanity unit, low level w.c., tiling, double glazed window to the side.

### Outside

To the front of the property paved driveway giving off road parking, gravel detail. Rear garden having slabbed paved patio area, step approach to lawn area with shrubs & borders.









Total floor area 140.4 m<sup>2</sup> (1,511 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314247](http://connells.co.uk/Property/DUD314247)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: DUD314247 - 0009