



**Connells**

Vale Street  
Dudley



## Property Description

The Old Coach House

A unique opportunity to purchase an executive family residence boasting over 2800sq ft of versatile living accommodation set over three floors. Perfect home for larger or extended families with independent living accommodation to the lower ground floor. This character property is a real hidden gem, built circa 1740's, steeped in history and with many original features.

Set on a generous plot with a wow factor rear garden and a large terrace to take in the breathtaking panoramic distant views over the countryside.

The well laid out and spacious accommodation briefly comprises entrance porch, welcoming hallway, guest w.c., study/bedroom five, lounge with bi fold doors out on to the terrace, dining room, fitted kitchen, first floor has master bedroom with en-suite shower room, two further bedrooms and a family bathroom, lower ground floor comprises an open plan style dining area and fitted kitchen, impressive lounge with doors out to the conservatory, and bedroom two with en-suite shower room.

### Entrance Porch

Double glazed door to the front elevation and double glazed windows to front and side elevation.

### Hallway

13' 9" x 10' 11" (max) ( 4.19m x 3.33m (max) ) Door to the front elevation, double glazed windows to the front & side elevations, stairs to first floor accommodation, stairs down to lower ground floor, storage cupboard, two central heating radiators and tiled floor.

### Cloakroom

Suite to comprise low level w.c., wash hand basin in vanity unit, central heating radiator, tiled floor and double glazed window to front elevation.

### Lounge

18' x 14' 4" ( 5.49m x 4.37m )

Double glazed bi folding doors opening onto balcony & terrace with panoramic distant views, gas fire with feature surround, two wall lights, central heating radiator, tiled floor.

### Dining Room

14' 10" x 11' 7" ( 4.52m x 3.53m )

Glazed bi fold doors opening out onto terrace, gas fire, wall lights, tiled floor.

### Kitchen

14' 8" x 11' 9" ( 4.47m x 3.58m )

A fitted kitchen comprising a range of wall and base units with roll top work surfaces over with inset lighting under wall units, stainless steel sink & drainer unit, integrated double oven & gas hob with extractor, integrated fridge freezer, integrated dishwasher, tiling to splashback, tiled floor, central heating radiator, wall mounted central heating boiler, double glazed window to the rear, double glazed door to the front elevation.

### Study/ Bedroom Five

11' x 10' ( 3.35m x 3.05m )

Two double glazed windows to the side elevation, electric fire with feature fireplace and radiator.

### First Floor

#### Landing

Double glazed window to the front elevation, central heating radiator, storage cupboard and loft access.

### Bedroom One

14' 11" x 11' 11" ( 4.55m x 3.63m )

Double glazed window to the front & rear elevations, central heating radiator.

### En-Suite

Suite to comprise shower cubicle with electric shower & glass shower screen, wash hand basin in vanity unit, low level w.c., chrome heated towel rail, tiled floor, extractor fan, double glazed window to the rear.

### Family Bathroom

Suite to comprise corner bath with mixer tap & shower over, his & her wash hand basins in vanity unit, low level w.c., chrome heated towel rail, tiled floor, extractor fan, shaver point and double glazed window to the rear.

### Bedroom Three

15' 1" x 8' 8" ( 4.60m x 2.64m )

Double glazed window to the rear elevation, double glazed window to the side, built in wardrobes with mirror doors, down lighters, central heating radiator.

### Bedroom Four

8' 10" x 8' 9" ( 2.69m x 2.67m )

Double glazed window to the rear elevation, built-in wardrobe with mirror doors, central heating radiator.

### Lower Ground Floor

#### Dining Area

14' x 8' 1" ( 4.27m x 2.46m )

Open plan dining space with white wash stone walls, radiator and tiled floor.

#### Kitchen

14' 11" x 7' 10" ( 4.55m x 2.39m )

A fitted kitchen comprising a range base units with roll top work surfaces over with, two stainless steel circular sinks, integrated electric oven & hob with bbq grill & extractor over, integrated fridge freezer, tiled floor.

**Lounge** 23' (max) x 18' 7" (max) ( 7.01m (max) x 5.66m (max) )

Stone white wash insulated walls, two central heating radiators, feature log burner with surround, laminate flooring, two wall lights, double glazed window to the rear.

### Conservatory

19' 5" (max) x 12' 6" (max) ( 5.92m (max) x 3.81m (max) )

Double glazed windows & french doors opening onto garden, down lighters, central heating radiator, tiled floor.

### Bedroom Two

11' 1" x 11' 5" ( 3.38m x 3.48m )

Double glazed window to the rear elevation, double glazed door to the side, built in wardrobe, electric heater and laminate flooring.

### En-Suite

Suite comprising of shower cubicle, llwc, wash hand basin with vanity unit, chrome heated towel rain, tiling to walls and floor and down lights to ceiling.

### Front Elevation

The property is approached by ornate electric iron gates and leads on to a block paved driveway giving off road parking for multiple vehicles, access to garage and security lighting.

### Rear Elevation

A large private landscaped rear garden with an impressive paved terrace with balcony to take in the stunning panoramic distant views, electric awning, further patio area with pagoda and a feature fish shaped pool with Koi carp, shaped lawn with borders and mature plants and shrubs, two sheds one with electric, outside tap and lighting, two gates giving access to both side elevations.

### Garage

20' 7" x 9' 2" ( 6.27m x 2.79m )

Up and over door, power and lighting, double glazed window and door to side elevation.

### Agents Notes

Under the terms of the Estate Agents Act 1979 (section 21) please note that the Vendor of this property is an associate of an employee of the Connells Group









**Lower Ground Floor**



**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: D    Council Tax  
Band: F

Tenure: Freehold



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