



44 Himley Gardens

, Dudley, DY3 3AS

£350,000



Spacious 4 Bed Detached property IDEALLY LOCATED in this quiet cul-de-sac with the benefit of Himley and Baggeridge parks on the doorstep. The property offers Light and Airy Lounge, 'L' shaped Rear Lounge / Diner, Kitchen, Downstairs Cloak. Upstairs you will find 4 Bedrooms, Modern Bathroom and WC. With an enclosed Garden to Rear - VIEWING HIGHLY RECOMMENDED



Property Description

IDEALLY LOCATED 4 Bed Detached property on the fringe of Himley and Baggeridge Estates.

Set Back in the far end of the cul-de-sac the property offers

- * Hallway
Entrance Hallway offering and useful storage space having a door through to the Lounge
- * Living Room: 4.5m x 5.05m (14' 9" x 16' 7")
Light and Airy Living Room - modern in its presentation with wood flooring and having window to the front elevation, door to dining room and stairs to the first floor
- * Rear 'L' Shaped Lounge / Diner
fantastic Rear Living Space being 'L' shaped and offering a Dining Area (with open doorway to kitchen and door to under stairs storage cupboard) which in turn leads on to a Rear Lounge Area having patio door leading out to the Rear Garden
- * Kitchen
contemporary and immaculately presented kitchen which offers....

A Range of Wall and Base Cupboards
An Abundance of Worktop Space
Integrated 4 ring gas hob, double oven and microwave
Integrated Dishwasher
Inset 1 1/2 bowl stainless steel sink with mixer tap
Window overlooking the Rear Garden
Door to the Side Elevation

- * Downstairs Cloakroom

FIRST FLOOR

- * Bedroom 1
Main Bedroom - to the rear of the property with stunning far reaching views
- * Bedroom 2
Double Bedroom to the front of the property
- * Bedroom 3
Double Bedroom to the front of the property
- * Bedroom 4
Found to the front of the property
- * Bathroom
superbly appointed Bathroom with a wow factor feel.

Contemporary with a modern walk in showerer, inset wash hand basin (with a range of cupboards and drawers) and wc. Being mostly tiled with a frosted window to the Rear

- * Upstairs Toilet

Garage

Integral Garage with door from inner Lobby with an up and over door to the fore

Outside

The Property sits at the head of this quiet cul-de-sac with a parking space and driveway leading onto the garage.

To the Rear there is a well presented, enclosed and private garden predominately laid to lawn with established trees offering additional privacy. The garden also offers a brick built storage shed.

VIEWING IS HIGHLY RECOMMENDED

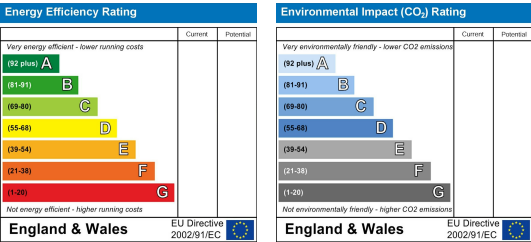
Area Map



Floor Plans



Energy Efficiency Graph



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