1 Ascot Drive, Dudley, DY1 2SN



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Hicks Hadley

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NO UPWARD CHAIN **SUPERB FAMILY HOME**
An excellent modern four bedroom detached house with corner plot, situated in this most popular of locations for all local amenities. The property briefly comprises: porch, entrance hall, spacious lounge, impressive open plan kitchen/diner, downstairs wc, four good sized bedrooms and modern family bathroom to first floor. The property further benefits from: driveway, garage with utility section and private rear garden. VIEWING HIGHLY RECOMMENDED. CLOSE PROXIMITY TO MILKING BANK PRIMARY SCHOOL. EPC: D

Offers In The Region Of £310,000 - Freehold

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Porch
With double glazed window to front elevation and double glazed door into:

Entrance Hall
With central heating radiator, stairs to first floor and door into:

Spacious Lounge 16'5 x 12'7 (max) (5.00m x 3.84m (max))
With central heating radiator, double glazed bay window to front elevation and open access into:

Open Plan Kitchen/Diner 22' x 10'9 (6.71m x 3.28m)
Having matching wall and base units, island with five ring gas hob and one and a half bowl drainer sink unit, space for fridge/freezer, two fully integrated wall mounted Bosch ovens, one Bosch fan assisted grill and Bosh built- in coffee machine in stainless steel and black, spotlights, two modern style central heating radiators, loft hatch, under stairs storage cupboard, double glazed window to rear elevation, double glazed bi-fold doors into garden, obscured double glazed back door, door into garage/utility and door into:

Downstairs WC
With low flush wc, corner wash hand basin, spotlights, heated towel rail and obscured double glazed window to front elevation.

Landing
With storage cupboard, loft hatch and doors into:

Bedroom One 13'1 x 12' (max) (3.99m x 3.66m (max))
With central heating radiator, integrated wardrobes and two double glazed windows to front elevation.

Bedroom Two 9'2 x 8'10 (2.79m x 2.69m)
With central heating radiator and double glazed window to rear elevation.

Bedroom Three 13' x 7'9 (3.96m x 2.36m)
With central heating radiator and double glazed window to front elevation.

Bedroom Four 9' x 6'7 (2.74m x 2.01m)
With double glazed window to rear elevation.





Family Bathroom
Having 'p' shaped bath with central mixer tap, wall mounted shower over, low flush wc, vanity wash hand basin, heated towel rail, ceramic tiling, spotlights and obscured double glazed window to side elevation.

Garage/Utility
Having matching wall and base units with worktops over, single sink unit, plumbing for automatic washing machine and door into kitchen/diner.

Outside
Front: With driveway leading to front door and side entrance alongside the front lawn which reaches around the side on this corner plot.

Rear: With patio area leading to lawn and with steps up to further lawn area and bordered by mature shrubbery.

Agents Note
We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: D

Council tax band: D

All mains services are connected.

Broadband/mobile coverage please check on link: -
//checker.ofcom.org.uk/en-gb/broadband-coverage



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