



Connells  
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FOR SALE

Connells

New Rowley Road  
Dudley





### Property Description

\*\*A MOST ATTRACTIVE INDIVIDUALLY BUILT DETACHED BUNGALOW OFFERING SPACIOUS LIVING ACCOMMODATION TO INCLUDE LARGE OPEN PLAN LOUNGE/ DINER FOUR BEDROOMS PLUS ATTIC ROOM, CONSERVATORY, DRIVEWAY FOR MULTIPLE VEHICLES, TANDEM GARAGE AND EXTENSIVE REAR GARDEN\*\*

### Entrance Hall

Entrance door to side elevation, built in cupboard housing boiler.

### Lounge Diner

28' 9" max x 20' 4" max ( 8.76m max x 6.20m max )

Two double glazed bay windows to front elevation, double glazed window to side elevation, feature fire surround, TV point.

### Kitchen

23' 5" x 6' 3" ( 7.14m x 1.91m )

Fitted kitchen comprising a range of wall and base units with work surfaces over, drainer sink unit, eclectic oven hob and extractor, integrated fridge freezer, tiling to splash back, tiled floor, radiator, door to front and rear.





## Bathroom

Suite to comprise corner bath, shower cubicle, wash hand basin, llwc, radiator, double glazed window to side,

## Bedroom One

14' 9" x 9' 8" ( 4.50m x 2.95m )

Double glazed window to side and rear, built in wardrobe, radiator.

## Bedroom Two

15' 5" x 9' 9" ( 4.70m x 2.97m )

Double glazed window to rear, radiator, built in wardrobe, stairs up to attic room.

## Bedroom Three

7' 1" x 6' 9" ( 2.16m x 2.06m )

window to side, radiator.

## Conservatory

19' 6" x 8' 1" ( 5.94m x 2.46m )

Double glazed windows and french doors to rear

## Bedroom Four

11' 4" x 4' 9" ( 3.45m x 1.45m )

## W.C

Having llwc

## Attc Room

21' 3" x 8' 6" ( 6.48m x 2.59m )

two double glazed windows to side, storage area into eaves.

## Front Elevation

Tarmac driveway giving parking for multiple vehicles, iron gates giving access to further parking and tandem garage.

## Rear Garden

Beautiful private rear garden having paved patio area and extensive lawn with borders plants and shrubs, door to garage.

## Tandem Garage

31' x 9' 5" ( 9.45m x 2.87m )

Up and over door, power and lighting, door to rear.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

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