



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

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: E Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/DUD311595



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD311595 - 0012