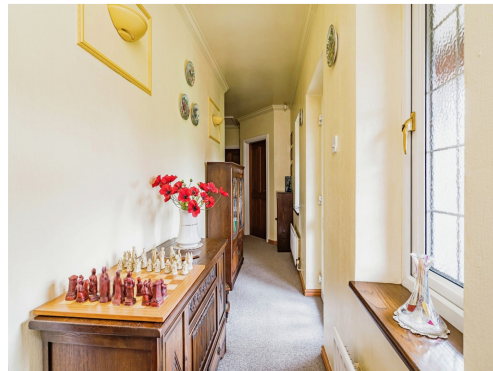




**Connells**

Hopyard Lane  
Dudley





### Property Description

A most impressive and individual detached bungalow, located within the rarely available, and much sought after Hopyard Lane. The property occupies prime location at the end of the Lane, and offers spacious family living throughout

Located In the popular residential area of Gornal Wood with easy access to local amenities and located on the edge of picturesque countryside including Himley and Baggeridge Country Park.

The accommodation briefly comprises:- entrance porch, reception hallway, attractive through lounge / dining room, fitted kitchen and utility room, cloakroom, two double bedrooms and a family bathroom.

The exterior comprises large frontage with well maintained landscaped garden, tarmac driveway giving off road parking for multiple vehicles, garage and brick built store room. Beautiful private rear garden with large patio area and extensive and well maintained lawn with various plants and shrubs.

### Entrance Porch

Double glazed entrance door and double glazed windows to front elevation.

### Reception Hallway

Double glazed entrance door to the front elevation, two double glazed windows to the front elevation, central heating radiator, cupboard housing central heating boiler.

### Through Lounge

18' 3" x 12' 8" ( 5.56m x 3.86m )  
Double glazed window to the front & rear elevations and two feature stained glass double glazed windows to the side elevation, central heating radiator, gas fire with feature brick surround, t.v. point and two wall light points.

### Kitchen

11' 8" x 10' 4" ( 3.56m x 3.15m )  
Fitted kitchen comprising a range of wall and base units with roll top work surfaces over, sink unit, gas oven and electric hob with extractor, integrated dishwasher, integrated fridge, central heating radiator, tiled floor, down lights, double glazed window to the rear and door to the rear garden.

### Utility Room

Having stainless steel sink and drainer unit, space for domestic appliances, plumbing for automatic washing machine, two double glazed windows door to garden.

### Cloakroom

Suite to comprise wash hand basin and llwc.

### Bedroom One

15' 6" x 12' 2" ( 4.72m x 3.71m )  
Double glazed window to the front, double glazed window to the side, fitted wardrobes & furniture, central heating radiator, down lights.



## Bedroom Two

10' 5" x 10' 9" ( 3.17m x 3.28m )

Double glazed windows to the rear & side, central heating radiator.

## Family Bathroom

Suite to comprise shower cubicle with glass shower screen, paneled bath, wash hand basin in vanity unit, low level w.c., central heating radiator, tiled walls and two double glazed window to the rear.

## Outside

To the front of the property there is a tarmac driveway giving off road parking for multiple vehicles and access to the garage. Large landscaped and well maintained front garden with various plants and shrubs. Private and well maintained landscaped rear garden having a large patio area and extensive lawn with various plants and shrubs.

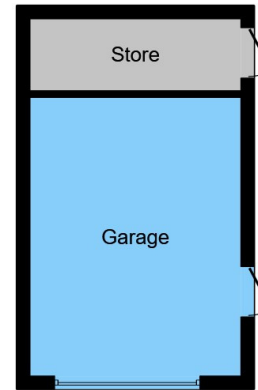
## Detached Garage

## Store Room





**Floor Plan 1**



**Outbuilding**



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: D**

**view this property online [connells.co.uk/Property/DUD312424](http://connells.co.uk/Property/DUD312424)**

Tenure: Freehold



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