



**Connells**

Scotts Green Close  
Dudley



## Property Description

An impressive individually built detached dormer bungalow that offers spacious and versatile living accommodation, situated on a generous plot the property would make the perfect home for growing families. Well maintained with recently new laid carpets and benefiting from No upward chain the property is in a move in condition.

Situated in a popular residential area and conveniently placed within close proximity to local schools, shops and amenities including Russell's Hall Hospital and the Merry Hill centre.

The accommodation briefly comprises an inviting entrance hallway with high ceilings and doors leading to a ground floor, bedroom with fitted wardrobes, spacious lounge or potential fourth bedroom, dining room, fitted kitchen diner with integrated appliances, family bathroom, To the first floor two further spacious bedrooms with fitted wardrobes and separate W.C. Outside the property has a driveway with off road parking for two cars, access to the integral garage and a well maintained front lawn, To the rear elevation a well maintained private rear garden with various plants and shrubs.

## Entrance Hallway

Double glazed UPVC door to the front elevation, double glazed window to the side, stairs to first floor accommodation, central heating radiator, doors to

## Lounge

15' 6" x 9' 11" ( 4.72m x 3.02m )

Double glazed window to the front, electric fire, two wall light points, central heating radiator.

## Dining Room

13' 3" x 10' 11" ( 4.04m x 3.33m )

Double glazed door & window to the rear, gas fire with feature surround, two wall lights.

## Kitchen Diner

16' 4" x 8' 5" ( 4.98m x 2.57m )

A fitted kitchen to comprise a range of wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink & drainer unit, integrated microwave, double electric oven & gas hob with extractor, integrated fridge freezer, plumbing for washing machine, tiling to splashback, wall mounted central heating boiler, double glazed window to the rear, double glazed door to the rear.

## Bedroom Three ( Ground Floor )

12' x 10' 11" ( 3.66m x 3.33m )

Double glazed window to the front elevation, fitted wardrobe and furniture to include work station, central heating radiator.

## Family Bathroom

Suite to comprise paneled bath, shower cubicle with glass shower screen, wash hand basin, low level w.c., cupboard, heated towel rail, tiling, double glazed window to the side.

## First Floor

### Landing

## Master Bedroom

16' 5" (max) x 14' (max) ( 5.00m (max) x 4.27m (max) )

Double glazed window to the rear & side elevation, fitted wardrobes & furniture , two central heating radiators.

## Bedroom Two

10' 3" (max) x 12' (max) ( 3.12m (max) x 3.66m (max) )

Double glazed window to the side, fitted wardrobe , built-in storage to eaves. Please Note - restricted head height to this room.

## Cloakroom

Suite to comprise wash hand basin, low level w.c., double glazed window to the rear.

## Outside

To the front of the property tarmac driveway giving off road parking for two cars & access to garage, maintained lawned foregarden. Rear garden having paved patio area, lawn with borders, various plants & shrubs, greenhouse, two sheds, brick built store.

## Garage

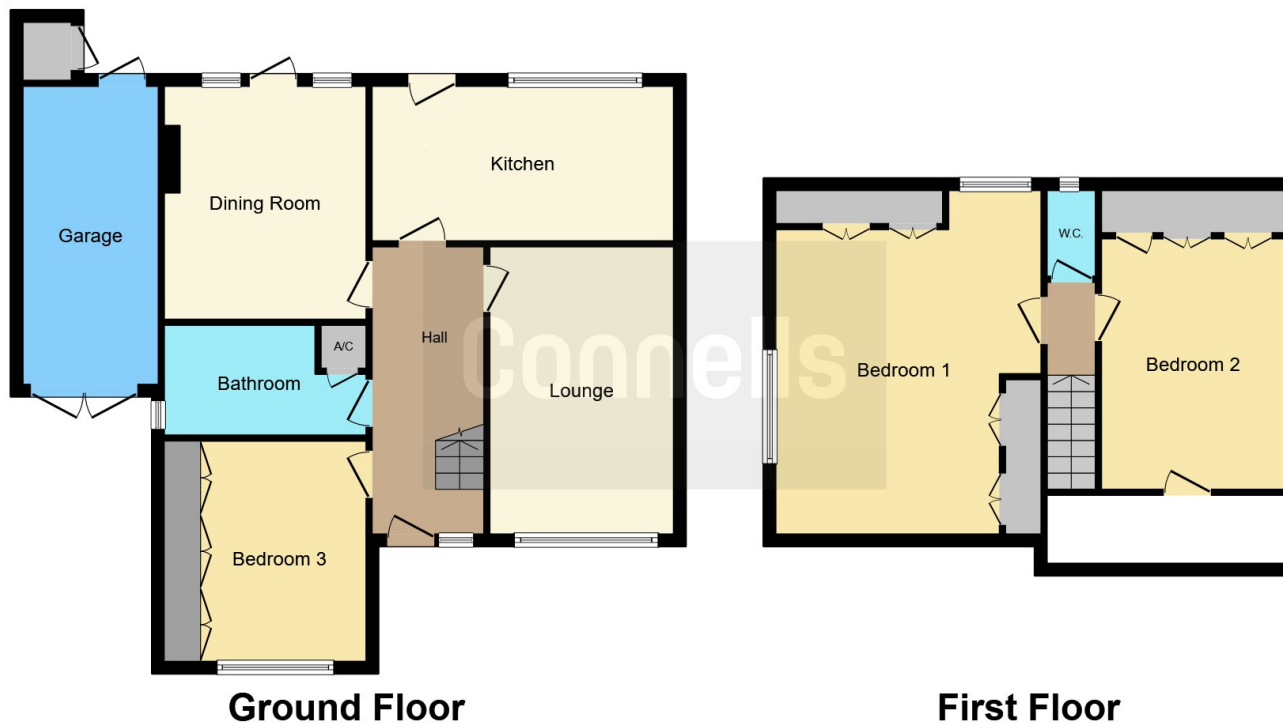
16' 4" x 7' 4" ( 4.98m x 2.24m )

Double doors, door to the rear from garden, power and light, tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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