



Connells
FOR SALE

222

Connells

Dudley Road
Rowley Regis



Property Description

This meticulously maintained semi-detached home has been cared for by its current owners, offering spacious and adaptable living spaces. The property features a rear kitchen extension, a conservatory, and two reception rooms, making it particularly suitable for families. Additionally, it boasts a prime location close to various amenities, schools, and transport links, while also providing views of the adjacent Warrens Hall Nature Reserve.

Entrance Porch

Double glazed door to the front.

Entrance Hall

Door to the front, stairs to first floor accommodation, central heating radiator.

Lounge

29' (max) x 12' 3" (max) (8.84m (max) x 3.73m (max))

Double glazed windows to the front & rear elevation, double glazed french doors to the rear, gas fire with feature surround, two central heating radiators.

Dining Room

11' 5" x 8' 9" (3.48m x 2.67m)

Double glazed window to the rear, central heating radiator.

Kitchen

15' 4" x 10' 6" (4.67m x 3.20m)

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, space for domestic appliances, central heating boiler, double glazed window to the rear, door to the garage.

Garage

16' 2" x 9' 4" (4.93m x 2.84m)

Up & over door to the front, power & light.

Conservatory

19' x 6' (max) (5.79m x 1.83m (max))

Double glazed windows to the rear, double glazed door to the rear leading to garden.

First Floor

Landing

Loft access, double glazed window to the side.

Bedroom One

11' 7" x 11' 3" (3.53m x 3.43m)

Double glazed window to the front, fitted wardrobes, central heating radiator.

Bedroom Two

12' x 11' (3.66m x 3.35m)

Double glazed window to the rear, central heating radiator.

Bedroom Three

7' 9" x 8' (2.36m x 2.44m)

Double glazed window to the front, central heating radiator.

Bathroom

Suite to comprise free standing bath, shower cubicle, wash hand basin, low level w.c., tiling to the shower enclosure, heated chrome towel rail, double glazed window to the rear & side.

Outside

To the front of the property concrete print driveway giving off road parking. Landscaped rear garden having paved patio area, lawned area, with various shrubs & borders.

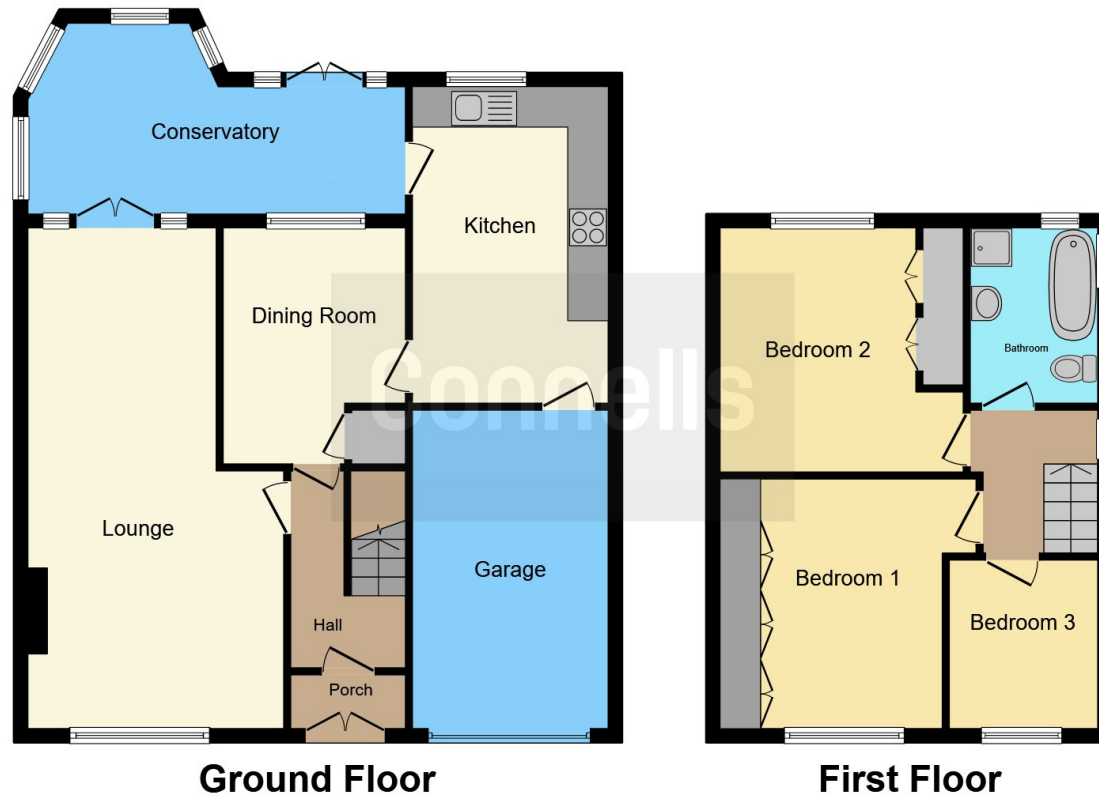
Mobile Coverage

Vendors advise that O2 mobile coverage not good but works on wifi.









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

To view this property please contact Connells on

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4 & 5 Stone Street
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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/DUD313767



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