







## Property Description

Viewing is highly recommended on this stunning family bungalow located on the much sought after Sandyfields Road. Benefiting from NO UPWARD CHAIN & a generous plot this property is one not to miss out on. As you approach the property you are greeted with a large driveway supplying off road parking for multiple cars. Internally briefly comprises of entrance hall, two reception rooms, kitchen, three good sized bedrooms & family bathroom.

Locally the property is on a main bus route, a short drive away from Cotwall end nature reserve, Sedgley Town Centre & desirable Schools within walking distance.

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## Entrance Hall

Having door to front and wall mounted radiator.

## Lounge

17' 5" x 11' ( 5.31m x 3.35m )

Having double glazed window and two wall mounted radiators.

## Dining Room

11' 9" x 10' 5" ( 3.58m x 3.17m )

Having rear double glazed window.

## Kitchen

16' 8" x 10' 4" max ( 5.08m x 3.15m max )

Fitted kitchen with a range of all and base units to include work surfaces over, rear double glazed window, GCH boiler, gas hob and oven.

## Utility Area

Space for utilities, door to rear garden also offering a separate W.C

## Bedroom One

12' 8" x 10' 4" max ( 3.86m x 3.15m max )

Having double glazed window to front, fitted wardrobes and wall mounted radiator.

## Bedroom Two

10' 4" plus wardrobes x 9' 8" ( 3.15m plus wardrobes x 2.95m )

Having double glazed window to side, fitted wardrobes and wall mounted radiator.

## Bedroom Three

8' 10" x 7' 4" ( 2.69m x 2.24m )

Having double glazed window to front and wall mounted radiator.

## Bathroom

Bathroom comprises of: Bath with shower over, wash hand basin, double glazed window and wall mounted radiator.

Separate Wc with double glazed window and wall mounted radiator.

## Rear Garden

Large rear garden with patio area, extensive lawn beyond, borders and various mature shrubbery.

## Garage

Supplying storage area with power, lighting and door to rear garden.













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)

To view this property please contact Connells on

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Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/OLD311709](http://connells.co.uk/Property/OLD311709)**



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