

Connells

Sandyfields Road Dudley

# Sandyfields Road Dudley DY3 3LA







# **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  $\times$  9' 8" ( 3.15m plus wardrobes  $\times$  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

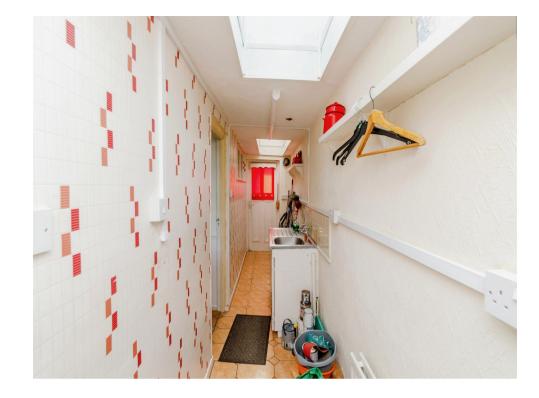
Supplying storage area with power, lighting and door to rear garden.

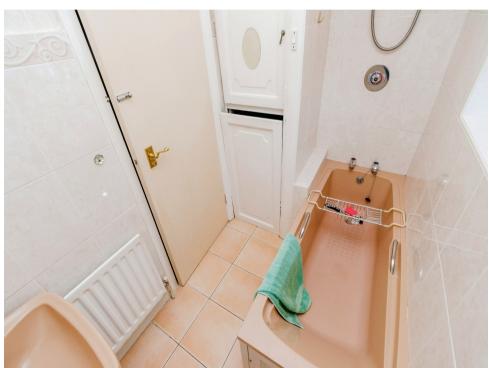
















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Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

**EPC Rating: D** 



Tenure: Freehold



<sup>1.</sup> 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.

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