



JR Sales & Letting

**Rosewood Drive
Crews Hill**



**£649,950
Freehold**

Charming Detached Bungalow with Huge Potential – Chain Free

Situated on a larger-than-usual corner plot, this delightful detached bungalow boasts a spacious frontage, a good-sized south-facing garden, a detached garage, and a carriage driveway.

The well-proportioned accommodation includes two double bedrooms, an extended living room, a kitchen/dining room, a bathroom with both a bath and shower cubicle, and a rear conservatory.

Located in a sought-after area, the property benefits from excellent transport links, including Crews Hill Train Station and the 456 bus route. Offering huge potential for enlargement (subject to planning permission), this home is a fantastic opportunity for buyers looking to add value.

Offered chain-free—early viewing is highly recommended to appreciate its potential and charm. Contact us today to arrange a viewing!

- **Charming Detached Bungalow situated on a larger-than-usual corner plot.**
- **Boasts a spacious frontage and a good-sized south-facing garden.**
- **Includes a detached garage and a carriage driveway for ample parking.**
- **Features two double bedrooms with well-proportioned accommodation.**
- **Extended living room providing additional space for relaxation.**
- **Kitchen/dining room offering a functional and social cooking area.**
- **Bathroom with both a bath and shower cubicle for convenience.**
- **Rear conservatory adding extra living space and garden views.**
- **Located in a sought-after area with excellent transport links, including Crews Hill Train Station and the 456 bus route.**
- **Huge potential for enlargement (STPP) and offered chain-free—early viewing recommended!**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

Front

Carriage driveway. Laid lawn. Large gravel area which has potential to have a garage or extending the property, subject to planning. Parking or multiple vehicles.

Entrance

Leaded light double glazed UPVC entrance door to the:-

Hallway

Radiator coving to ceiling. Doors to:-

Bedroom One

14'8 into the bay x 11'11

Leaded light double glazed bay window to the front. Double radiator. Laminate wooden flooring. Coving to ceiling.

Bedroom Two

14'8 into the bay x 11'11

Double glazed leaded light bay window to the front. Double radiator. Coving to ceiling. Laminate wooden flooring.

Bathroom

Opaque double glazed window to the rear. Double radiator. Extractor fan. Suite comprising of Panel bath with Georgian style mixer tap and hand attachment. Enclosed shower cubicle with mixer valve and rain-head. Low flush W.C. with push button flush. Vanity wash hand basin with mixer tap and cupboards under. Bathroom mirror. Extensively tiled walls. Wood effect vinyl flooring.

Living Room

19'10 x 11'11

Double glazed window to the side. Double glazed sliding patio doors to the garden. Coving to ceiling. Feature brick built fireplace.

Kitchen/Dining Room

15'8 max x 15'2

Double glazed window to the side. Double radiator. Part ceramic tiled floor. Cupboard housing Worcestor boiler. Range of wall and base oak fronted fitted units with roll edge work surfaces over. Incorporating a stainless steel sink with mixer tap and drainer. Tiled splash backs. Four ring gas hob. Built in oven. Space for a tall fridge freezer. Glazed door into:-

Conservatory

16'1 x 7'4

Double glazed with a door into the garden. Paved floor. Lighting. Water and waste connections for a washing machine.

Garden

Crazy paved patio area. Large corner plot approx 15' to the side. Mature shrub and flower borders. Mainly laid to lawn. Path to the end of the garden. Water tap.

Garage

17' x 8'10

Up and over door.









