



**Connells**

Gauden Road  
Stourbridge



### Property Description

'TROUBADOUR' IS AN AMAZING, DETACHED, DORMER BUNGALOW AVAILABLE WITH NO UPWARD CHAIN. OCCUPYING A LARGE PLOT WITH AMPLE DRIVEWAY, GARAGE & STUNNING REAR GARDEN. WELL PRESENTED THROUGHOUT. AN INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE WHAT'S ON OFFER. A PARTICULAR FEATURE IS THE BALCONY OFF BEDROOM ONE WITH STUNNING VIEWS OVER THE GARDEN.

### To The Front

Block paved driveway to the front of the property providing off road parking.

### Entrance Porch

Double glazed entrance porch with door to the front elevation and wooden flooring leading into;

### Entrance Hallway

Wooden staircase with glass balustrade to the first floor landing, door to front elevation, feature wooden floor and doors to;

### Through Lounge

Double glazed bay window to the front elevation, gas fire and radiator, dining area to the rear elevation, double glazed window to the side elevation and double glazed french doors opening out to the rear garden.

### Kitchen

Double glazed window and door to the rear elevation, fitted kitchen with a range of wall and base units, worksurfaces with inset sink/drain, range cooker with extractor hood, wood effect flooring and feature radiator.

### Landing

Stairs to first floor landing, glass balustrade and doors to bedrooms.

### Bedroom One (1st Floor)

Double glazed window to the front elevation, double glazed skylight to the side elevation, radiator and door to ensuite and double glazed french doors to the balcony overlooking the rear.

### Ensuite

Double glazed window to the rear elevation, wood effect flooring and suite comprising; shower cubicle, wash hand basin, wc, extractor fan and radiator.

### Bedroom Two (ground Floor)

Double glazed bay window to the front elevation and radiator.

### Bedroom Three ( Ground Floor)

Double glazed window to the rear elevation and radiator.

### Bedroom Four (1st Floor)

Double glazed window to the front elevation and double glazed skylight, fitted wardrobes and radiator.

### Bathroom (ground Floor)

Double glazed window to the rear elevation and suite comprising; walk in bath and shower for mobility issues, wash hand basin, wc and radiator rail.

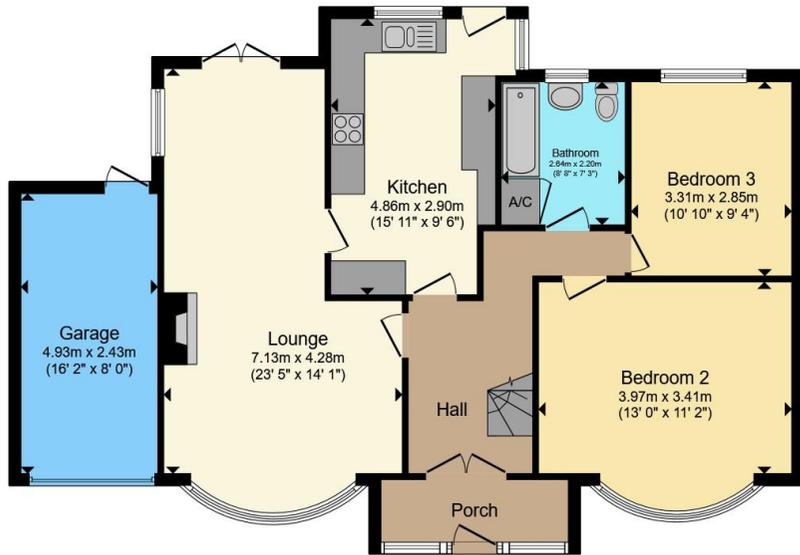
## Rear Garden

A decking area with glass balustrades and steps down to the further paved patio, steps to the lawn with inset pathway leading to further patio area, garden shed, summerhouse and various plants and shrubs.

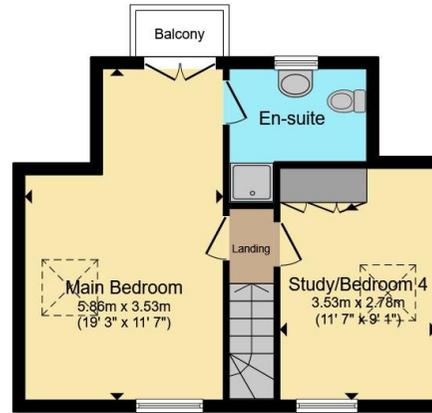
## Garage

Up and over door leads into the garage which houses the combination boiler, further door to the rear.





**Ground Floor**



**First Floor**



Total floor area 138.3 m<sup>2</sup> (1,489 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: E

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Tenure: Freehold



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