



**Connells**

Sandfield Grove  
Dudley



## Property Description

This well-maintained semi-detached home is situated in a sought-after cul-de-sac in the desirable area of Gornal Wood. While it has been cared for, it does require some minor modernisation, presenting an excellent opportunity for families and first-time buyers to create their ideal living space. Its prime location offers convenient access to Gornal Village, local bus routes, schools, and the scenic Himley Hall Park, enhancing its appeal for potential residents.

## Entrance Porch

Double glazed door to the front elevation.

## Entrance Hall

Door to the front, stairs to first floor accommodation.

## Lounge

12' 11" x 12' 4" ( 3.94m x 3.76m )

Double glazed window to the front, gas fire with surround, central heating radiator.

## Dining Room

9' 10" x 9' 6" ( 3.00m x 2.90m )

Double glazed window to the rear, central heating radiator.

## Kitchen

9' 5" x 8' 9" ( 2.87m x 2.67m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit, electric oven & gas hob with extractor hood over, space for domestic appliances, tiling, double glazed window to the rear.

## Utility

11' 6" x 7' 10" ( 3.51m x 2.39m )

Double glazed window to the front, double glazed door to the front & rear leading to garden, plumbing for washing machine, wall and base units.

## Cloakroom

Low level w.c.

## First Floor

### Landing

Loft access.

### Bedroom One

13' x 9' 5" ( 3.96m x 2.87m )

Double glazed window to the front elevation, free standing wardrobes, central heating radiator.

### Bedroom Two

11' 10" x 9' 5" ( 3.61m x 2.87m )

Two double glazed windows to the rear, central heating radiator.

### Bedroom Three

8' 10" x 7' 10" ( 2.69m x 2.39m )

Double glazed window to the front, central heating radiator.

### Bathroom

Suite to comprise bath, with shower over, wash hand basin, low level w.c., central heating radiator, double glazed window to the rear.

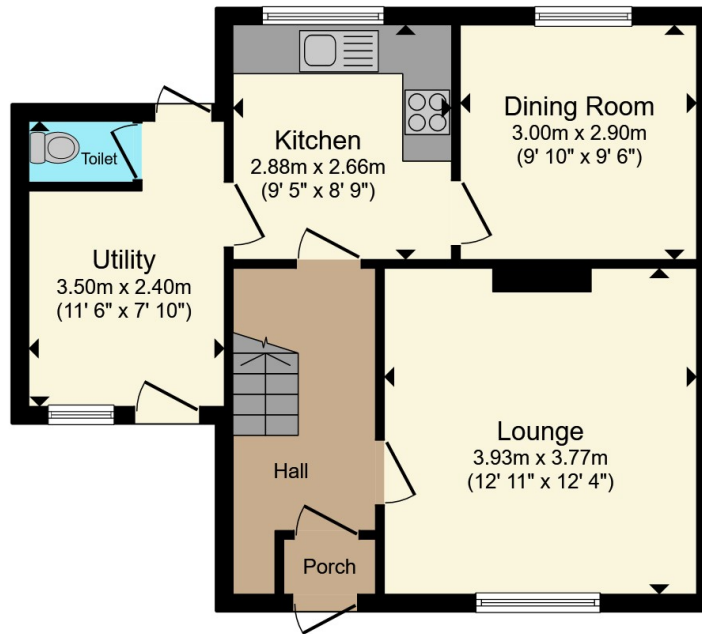
### Outside

To the front of the property block paved drive giving off road parking. Rear garden having patio area, lawn area with shrubs & borders.

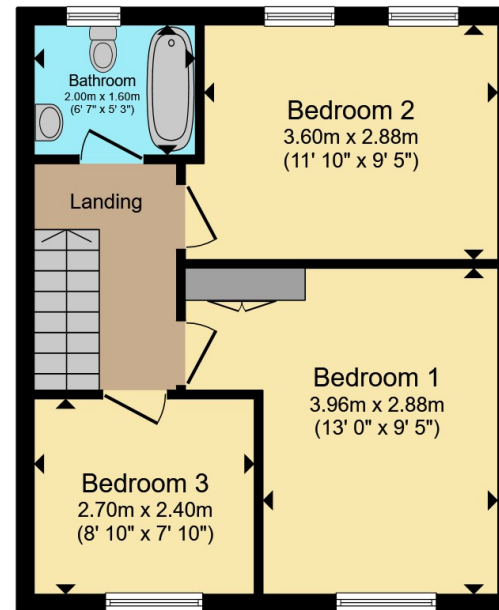








**Ground Floor**



**First Floor**

Total floor area 88.0 m<sup>2</sup> (948 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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4 & 5 Stone Street  
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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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Property Ref: DUD314665 - 0004