

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rowan Road

Dudley, DY3 1LG

£1,200 Per Month



\*THREE BEDROOM MID-TERRACED PROPERTY\* \*AVAILABLE FEBRUARY 2026\* \*WITHIN WALKING DISTANCE OF GOOD SCHOOLS AND ALL LOCAL AMENITIES\*

This three bedroom, mid terraced property is available to view and ready to let February 2026. Situated in a desirable estate, just outside of Sedgley Bullring, this property has excellent access to local schools, bus routes and local shops. It is also ideally located for access to the Birmingham New Road. On the ground floor, there is a large lounge, dining room, kitchen and side utility. Upstairs, there are three double bedrooms of varying sizes and a modern family bathroom. This property further benefits from gas central heating, UPVC double glazing throughout, side access, sizable rear garden and off road parking for two cars.

Call Hunters, Sedgley on 01902 672274 to register your interest!



## ENTRANCE HALL

uPVC double glazed door to front elevation, 1 ceiling light point and 1 radiator.

## RECEPTION ROOM ONE 10'3" x 11'5" (3.12 x 3.48)

uPVC double glazed windows to front and rear elevation, 1 ceiling light point and 1 radiator.

## RECEPTION ROOM TWO 8'1" x 9'6" (2.46 x 2.9)

uPVC double glazed bay window to front elevation, 1 ceiling light point and 1 radiator.

## KITCHEN 6'2" x 11'1" (1.88 x 3.38)

uPVC double glazed window to rear elevation, spotlights, wall and floor mounted kitchen cabinets with work surface over, sink and drainer unit, integrated oven and hob with extractor, space for further appliances, splashback tiles and access into utility.

## UTILITY ROOM 5'2" x 13'1" (1.57 x 3.99)

uPVC double glazed doors to front and rear elevation, 1 ceiling light point and space for further appliances.

## LANDING

uPVC double glazed window to rear elevation, 1 ceiling light point, 1 radiator, loft access hatch and all doors off.

## BEDROOM ONE 9'4" x 15'5" (2.84 x 4.7)

Two uPVC double glazed windows to front elevation, 1 ceiling light point, 1 radiator and store cupboard.

## BEDROOM TWO 10'3" x 11'5" (3.12 x 3.48)

uPVC double glazed window to front elevation, 1 ceiling light point and 1 radiator.

## BEDROOM THREE 7'1" x 10'3" (2.16 x 3.12)

uPVC double glazed window to rear elevation, 1 ceiling light point and 1 radiator.

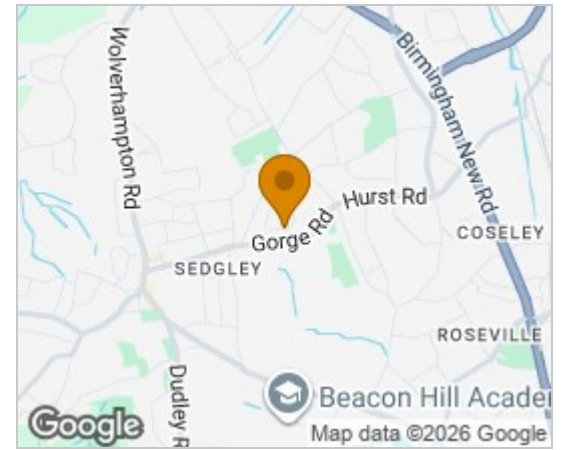
## BATHROOM 5'9" x 7'4" (1.75 x 2.24)

uPVC double glazed window to rear elevation, 1 ceiling light point, 1 radiator, fitted bath with shower over, low level flush W.C, wall mounted wash hand basin and splashback tiles.

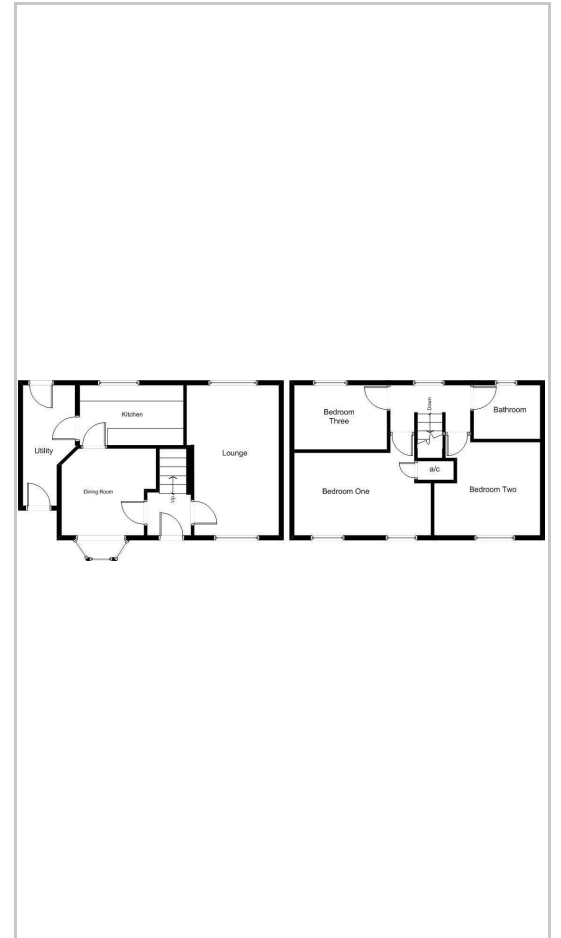
## GARDEN

landscaped rear garden, decorative slate, good size lawn area and pebbled pathway.

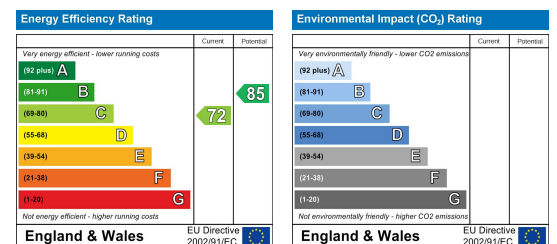
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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