



**Connells**

George Rose Gardens  
Wednesbury



### Property Description

Connells Estate Agents in Wednesbury are delighted to present this charming detached bungalow, nestled in a peaceful and private location in Darlaston and offered with no upward chain.

This well-presented home features two generously sized bedrooms and a spacious lounge with ample room for both relaxing and dining. The property boasts a modern, fully fitted bathroom complete with both a bath and a separate shower cubicle. The stylish kitchen is beautifully appointed, offering a central island and range oven-perfect for cooking and entertaining.

Further benefits include a separate utility room with plumbing for appliances, an additional WC, and the added convenience of a garage.

Externally, the property enjoys two attractive gardens, providing lovely outdoor spaces to relax or entertain, along with a driveway offering off-road parking.

Despite its tranquil setting, the bungalow is ideally located with easy access to local amenities and excellent transport links.

### Entrance Hallway

Having a double glazed front entrance door, laminate flooring, ceiling light point, radiator and doors to the bedrooms, bathroom & lounge/diner.

### Bedroom One

14' 5" x 11' 4" ( 4.39m x 3.45m )  
Having a double glazed window to the front aspect, laminate flooring, ceiling light point and a radiator.

### Bedroom Two

10' 6" x 10' 4" ( 3.20m x 3.15m )  
Having a double glazed window to the front aspect, laminate flooring, ceiling light point and a radiator.

### Bathroom

Having a double glazed window to the side aspect, a shower cubicle, bath, WC, wash hand basin with vanity, ceiling spotlights, tiled flooring and a radiator.

### Lounge/Diner

26' 1" Max x 14' 9" Max ( 7.95m Max x 4.50m Max )  
Having a double glazed door to the rear aspect, two double glazed windows, laminate flooring, two ceiling light points, two radiators and door leading to the kitchen,

### Kitchen

19' 6" Max x 13' 1" Max ( 5.94m Max x 3.99m Max )  
Being a fully fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over. Having a kitchen island, tiled flooring, a radiator, three ceiling light points, space for a range oven, an integrated cooker hood, a one and a half bowl sink with drainer and a door leading to the utility room.

### Utility Room

10' 5" Max x 6' 9" Max ( 3.17m Max x 2.06m Max )  
Having a double glazed window to the side aspect, tiled flooring, a radiator, a ceiling light point, laminate work surfaces, wall units, plumbing for utilities and doors to the WC and garage.

## Wc

Having tiled flooring, a ceiling light point, WC and wash hand basin with vanity.

## Garage

17' 6" x 9' 1" ( 5.33m x 2.77m )

Having a double glazed door to the rear garden, up and over doors from the driveway and power and lighting.

## Outside

Front:

Having a block paved patio area, artificial lawn and borders containing mature shrubs and bushes.

Rear:

Having a driveway providing off road parking and gate leading to the rear garden. The rear garden comprises of a patio, lawn and decorative borders and mature trees.





Total floor area 131.1 m<sup>2</sup> (1,411 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: C

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Tenure: Freehold



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