



Connells

Dudhill Road
Rowley Regis



Property Description

An excellent opportunity to acquire this immaculately presented and extended three-bedroom semi-detached family home, situated in a convenient residential location close to Rowley Regis Train Station, offering excellent commuter links.

The property has been thoughtfully extended to the rear, creating spacious and versatile accommodation that is ideal for modern family living. Internally, the home briefly comprises two well-proportioned reception rooms, a modern fitted kitchen, three generous bedrooms, and a family bathroom.

Outside, the property boasts a stunning, beautifully maintained rear garden, providing an ideal space for relaxing, entertaining, or family enjoyment.

Conveniently positioned within easy reach of local amenities, schools, transport links, and Rowley Regis Train Station, this property offers both comfort and convenience.

Please note: This property is of non-standard Wates Prefabricated Reinforced Concrete (PRC) construction and is therefore available to cash buyers only.

Early viewing is highly recommended to fully appreciate the accommodation and superb garden on offer.

Entrance Hall

Lounge

20' 10" max x 11' 6" (6.35m max x 3.51m)

Double glazed window to the front, double glazed patio door leading to extension.

Wall mounted radiator,

Kitchen

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window to the side, wall and base units, integrated electric hob and electric oven. Sink/drainer boiler. Open to the sun room.

Sun Room

18' x 11' (5.49m x 3.35m)

Double glazed doors to the rear of the property, Skylight windows and Log burner. Door leading to cloakroom.

Wc

Double glazed window, low level wc and wash hand basin/vanity unit.

Landing

Double glazed window to the side.

Bedroom One

14' 5" x 8' 6" (4.39m x 2.59m)

Double glazed window, wall mounted radiator and loft access.

Bedroom Two

14' 5" x 10' 10" (4.39m x 3.30m)

Double glazed window, wall mounted radiator.

Bedroom Three

9' 9" x 7' 6" (2.97m x 2.29m)

Double glazed window to the front and wall mounted radiator.

Agents Notes

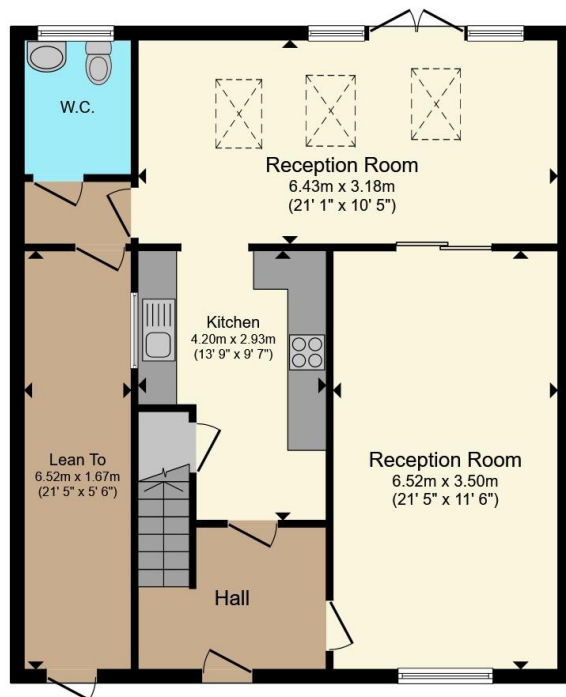
We have been advised the property may be within the influential area of a mine entry.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

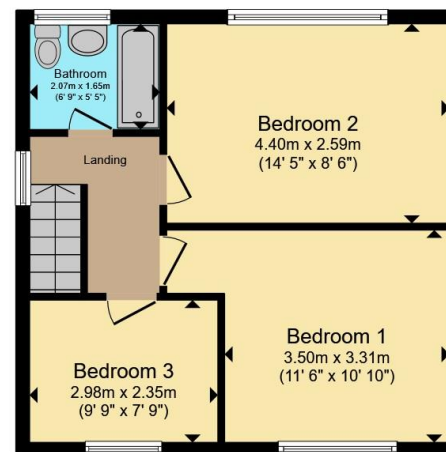








Ground Floor



First Floor

Total floor area 124.0 m² (1,334 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

Connells

To view this property please contact Connells on

T 0121 552 2671
E oldbury@connells.co.uk

70-76 Birmingham Street
OLDBURY B69 4EB

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313390



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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