







## Property Description

Connells is pleased to present this charming two-bedroom detached bungalow, now available for sale with no onward chain. The property has been meticulously maintained to a high standard, offering move-in ready living spaces that include a modern wet room and generous off-road parking, featuring a driveway at the front and additional garage space at the rear. Located in the desirable area of Lower Gornal, this home is conveniently close to the local village and a range of amenities, such as shops, pubs, and public transport options. It is an ideal choice for those looking to downsize.

### Entrance Porch

Double glazed door to the front elevation, double glazed window to the side.

### Entrance Hall

Door to the side, built-in airing cupboard housing boiler, central heating radiator.

### Lounge

19' x 12' ( 5.79m x 3.66m )

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

### Kitchen

9' 6" x 9' 5" ( 2.90m x 2.87m )

A fitted kitchen to include wall and base units with work surfaces over, sink & drainer unit, electric oven & gas hob, space for domestic appliances, central heating radiator, double glazed window and door to sun/garden room.

### Garden Room

11' 8" x 5' 8" ( 3.56m x 1.73m )

Double glazed patio doors to the rear, double glazed window to the rear & side, plumbing for washing machine, central heating radiator.

## Bedroom One

11' 2" x 8' 6" ( 3.40m x 2.59m )

Double glazed window to the rear and central heating radiator.

## Bedroom Two

9' 7" x 7' 2" ( 2.92m x 2.18m )

Double glazed window to the front, central heating radiator.

## Wet Room

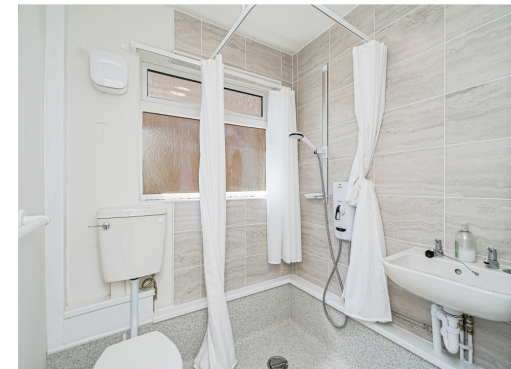
Walk-in shower cubicle with electric shower, low level w.c., wash hand basin, central heating radiator, double glazed window to the side.

## Outside

To the front of the property off road parking with lawned area having various shrubs & borders, step down approach to front door. Rear garden having two side accesses to front, slabbed & lawned, built in storage area and shed, outside tap, rear step down access to the garage.

## Agents Notes

Private Right of Way, There is a easement on the title, please enquire with the branch.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01384 214 770**  
**E [dudley@connells.co.uk](mailto:dudley@connells.co.uk)**

4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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