



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.

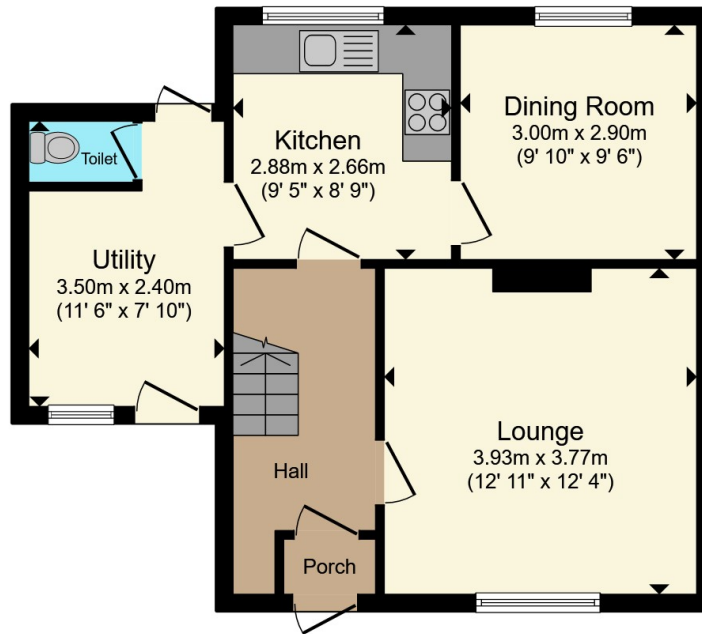
Outside

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

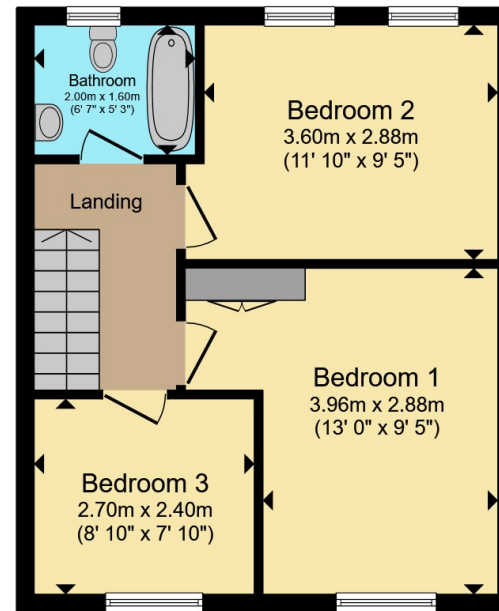








Ground Floor



First Floor

Total floor area 88.0 m² (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



To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: D Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314665



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DUD314665 - 0005