

## For Sale

offers in the region of **£350,000**



## Dudley Road ROWLEY REGIS B65 8JP

Ideal for growing families, this four bedroom detached property has spacious and well-presented accommodation throughout and benefits from a good sized rear garden, garage and driveway. Conveniently located for shops, schools and transport links, viewing recommended

# Dudley Road ROWLEY REGIS B65 8JP

## Approach

The property has a large driveway with security bollards to the front, gates access to the rear garden, electric up and over door to garage and steps to front door

## Hallway

Under stairs storage cupboard, central heating radiator, stairs to first floor and doors leading to:

## Downstairs W.C

Comprising: Low level w.c, vanity wash hand basin, tiled flooring, double glazed window to front elevation, extractor

## Kitchen

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, built in electric fan over, electric hob with cooker hood over, tiled flooring, integrated fridge freezer, integrated dishwasher, central heating radiator, double glazed door to rear garden, double glazed window to side elevation

## Lounge/Dining Room

Double glazed window to rear elevation, central heating radiator, double glazed patio doors open to the rear garden

## First Floor Landing

Double glazed obscured window to side elevation, central heating radiator, access to loft space with pull down ladder, large storage cupboard with central heating radiator, doors leading to:

## Bedroom One

Double glazed window to front elevation with far reaching views, fitted wardrobes, central heating radiator and door to en-suite

## En-Suite

Comprising: shower cubicle, vanity wash hand basin, low level w.c, heated towel rail, extractor, wood effect flooring and double glazed obscured window to side elevation

## Bedroom Two

Double glazed window to rear elevation, central heating radiator

## Bedroom Three

Double glazed window to front elevation with far reaching views, central heating radiator and built in wardrobes

## Bedroom Four

Double glazed window to rear elevation, central heating radiator and a range of fitted wardrobes.



## Family Bathroom

Comprising: panelled bath with mixer shower over, low level w.c, vanity wash hand basin, part tiling to walls, tiled flooring

## Rear Garden

A good sized rear garden perfect for families and entertaining with decked patio and steps to lawn, fencing to borders, outside tap and gated access to front on both sides

## Garage

Electric up and over door to front, power and lighting

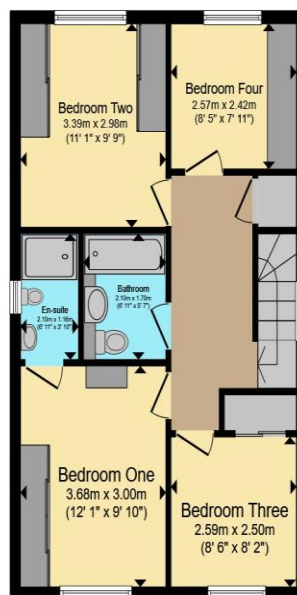
## Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





**Ground Floor**



**First Floor**

Total floor area 114.0 m<sup>2</sup> (1,227 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)

**Connells**

To view this property please contact Connells on

**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316896 - 0002

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**view this property online**  
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