



**Sandyfields Road, Dudley, West  
Midlands, DY3 3DJ**

**£400,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**







# Sandyfields Road, Dudley, West Midlands, DY3 3DJ

**£400,000**

Hunters are delighted to present this detached bungalow, listed for sale and ideal for families. The property boasts a sought-after location, providing easy access to public transport links, local amenities, and nearby schools, making it an excellent choice for those with children.

The bungalow comprises three double bedrooms, with the master bedroom offering an extra touch of luxury. There are two reception rooms, one of which provides a delightful garden view and direct access to the south-facing garden, a unique feature that enhances the overall appeal of the property. The property also benefits from a single garage, offering secure off-street parking or additional storage space along with the driveway offering ample parking,

The well-appointed kitchen, perfect for everyday dining and entertaining, completes the living accommodation. A notable feature of the property is the shower room, which is one of the two bathrooms within the house.

The garden is a real highlight, providing a peaceful oasis where you can enjoy the outdoors. Its south-facing aspect ensures it is bathed in sunlight throughout the day, offering the perfect space for relaxation and al fresco dining.

This is a fantastic opportunity to acquire a well-proportioned bungalow in a highly desirable location. The blend of comfortable living spaces, convenient amenities, and excellent transport links make this property a truly attractive proposition.

Do not miss out on this rare opportunity. Contact us today on 01902 672274 to arrange a viewing.















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	47	65
England & Wales EU Directive 2002/91/EC		

#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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### Floor Plan

Floor area 117.1 sq.m. (1,261 sq.ft.)

Total floor area: 117.1 sq.m. (1,261 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01902 672274 | Website: [www.hunters.com](http://www.hunters.com)

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