



Elmfield View, Dudley, DY1 3DH



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Summary...

A stunning example of a beautifully presented and exceptionally appointed four bedroom detached family home positioned in this quiet cul de sac location. Having been meticulously improved by the current sellers; the property offers a sociable open plan layout perfect for entertaining all beyond it's matching anthracite frontage demonstrating immense kerb appeal. Initially welcomed by the impressive entrance hall complete with wood flooring the property continues into a generous-size dining room with large bay window, separate spacious lounge with sliding doors leading to the most impressive kitchen diner with centre island, various in-built appliances and skylight windows. Completing the property adding an essential sense of practicality is a separate utility and spice kitchen, guest WC and large integral garage. Continuing upstairs leads to four well proportioned bedrooms with fitted wardrobes and master with en suite. The family shower room has a modern and contemporary finish following suit with the rest of the property and landing with useful airing cupboard and loft access with pull-down ladders. The rear garden is beautifully landscaped and low maintenance with artificial lawn and access to a versatile detached external extension with light and power making it an ideal gym, home office or bar area for garden parties and outdoor entertaining. Additional benefits include being closely located to a variety of nearby amenities including Dudley Town Centre with multiple shops and transport links, reputable schools and open green areas. This property is a stunning family home and must be viewed to appreciate what's on offer. Finally the property is offered with a motivated complete upward chain for any buyers looking to move quickly.



Dining Room
13'5" x 10'9"

Lounge
18'4" x 10'9"

Kitchen Diner
25'11" x 21'11" max

Utility
7'6" x 4'11"

WC

Office/ Gym

Landing

Master Bedroom
12'5" x 12'1"

En Suite

Bedroom Two
13'1" x 6'10"

Bedroom Three
9'6" x 8'6"

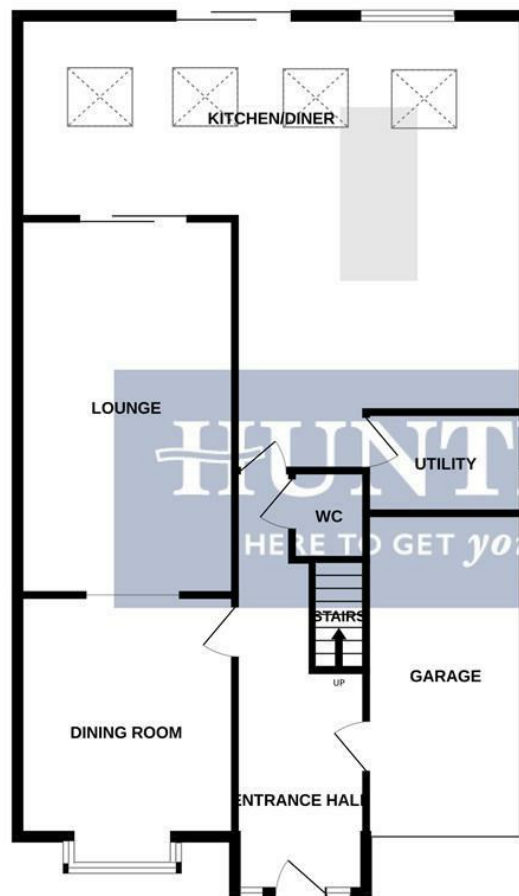
Bedroom Four
7'2" x 7'2"

Shower Room

Garage
15'8" x 7'2"



GROUND FLOOR

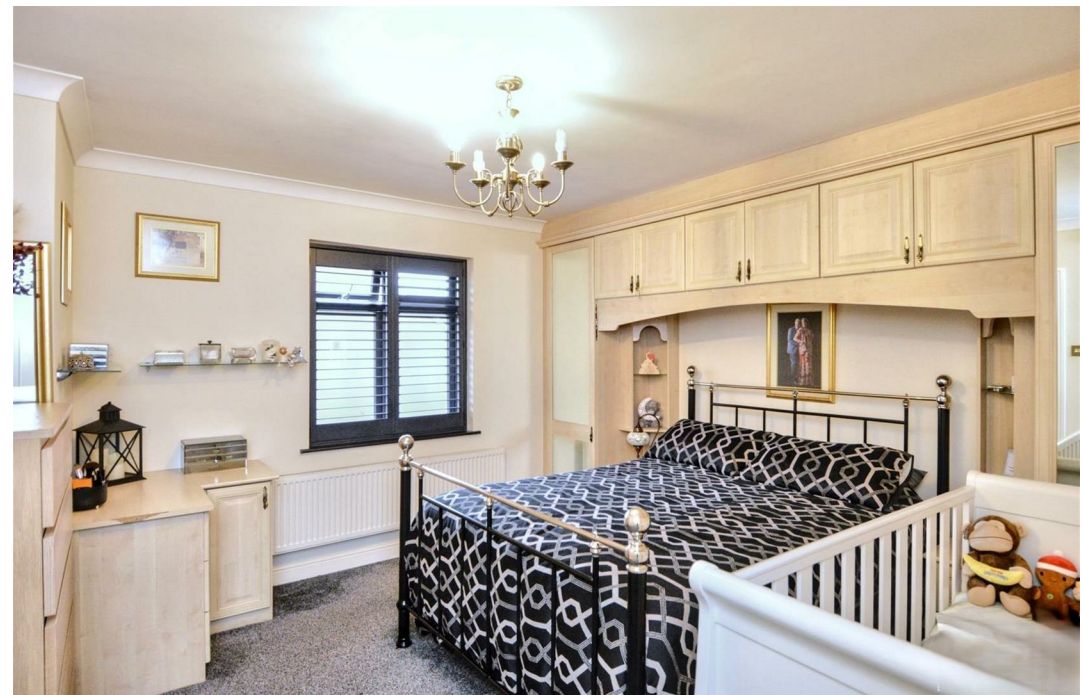
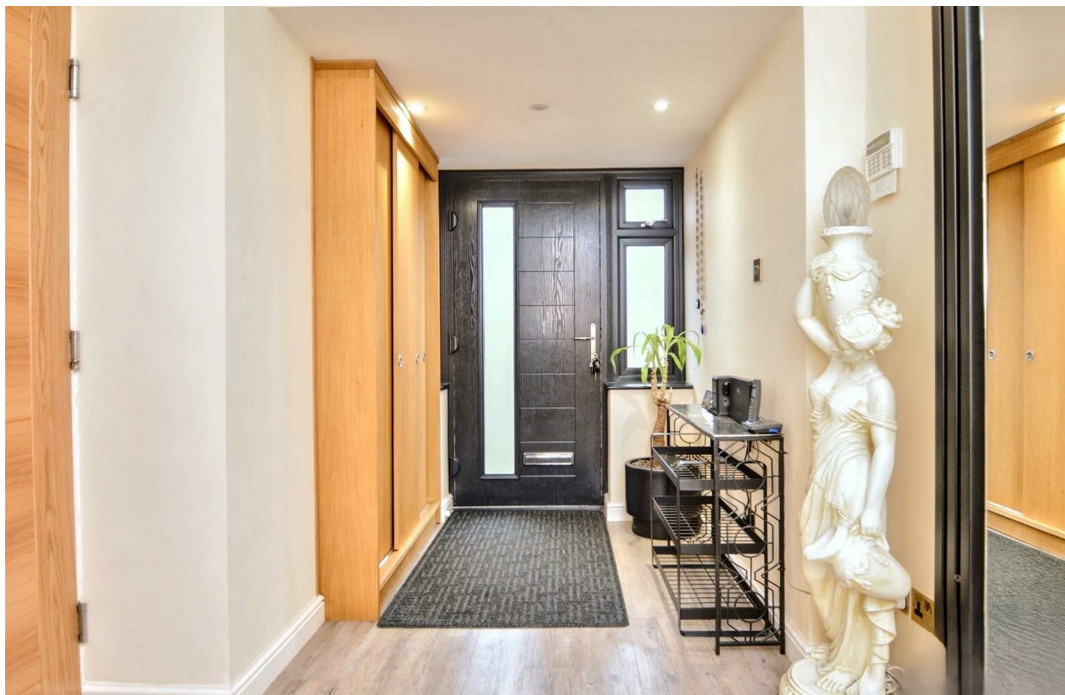


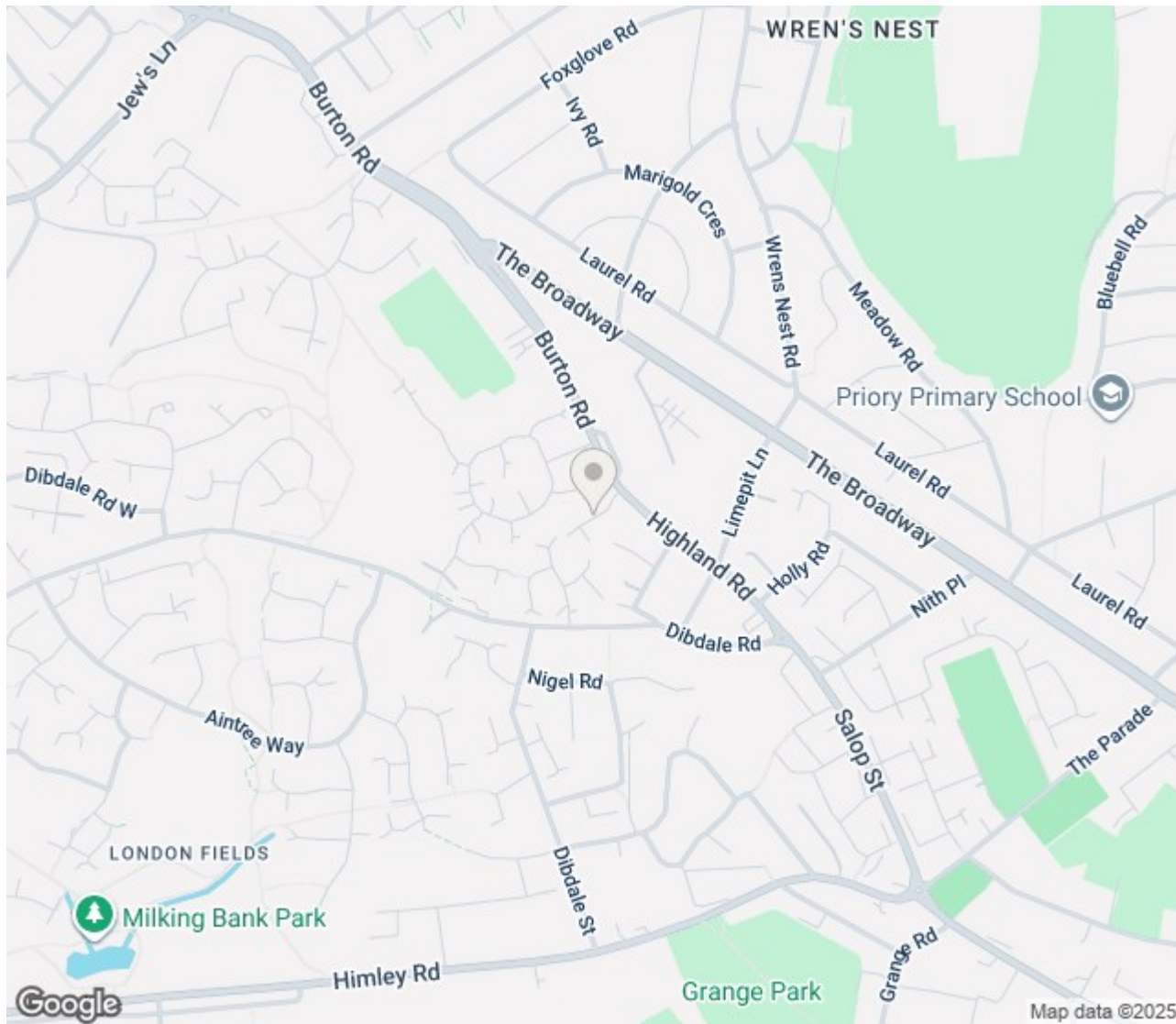
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

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

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