

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Langstone Road

Dudley, DY1 2NQ

Offers In The Region Of £230,000



Hunters are excited to present this semi detached home located upon the popular Russells Hall estate in Dudley. Within close proximity of general amenities, schooling and the hospital, this property promises to be an ideal choice for families and NHS workers.

Well presented throughout to a modern standard the home is to briefly comprise of an entrance hall with useful cloak cupboard, comfortable lounge and stylish kitchen diner with ample under stair storage. The kitchen has multiple integrated appliances including a dishwasher, washing machine, microwave, electric oven and five ring gas hob.

Upstairs are three bedrooms, all of which boast fitted wardrobes and drawers. Meanwhile the family bathroom completes the accommodation and has been internally extended to benefit from a bathtub and separate shower cubicle whilst being fully tiled for easy cleaning. Access to the loft is via a drop down ladder off the first floor landing. Great for storage the space is fully insulated and part boarded.

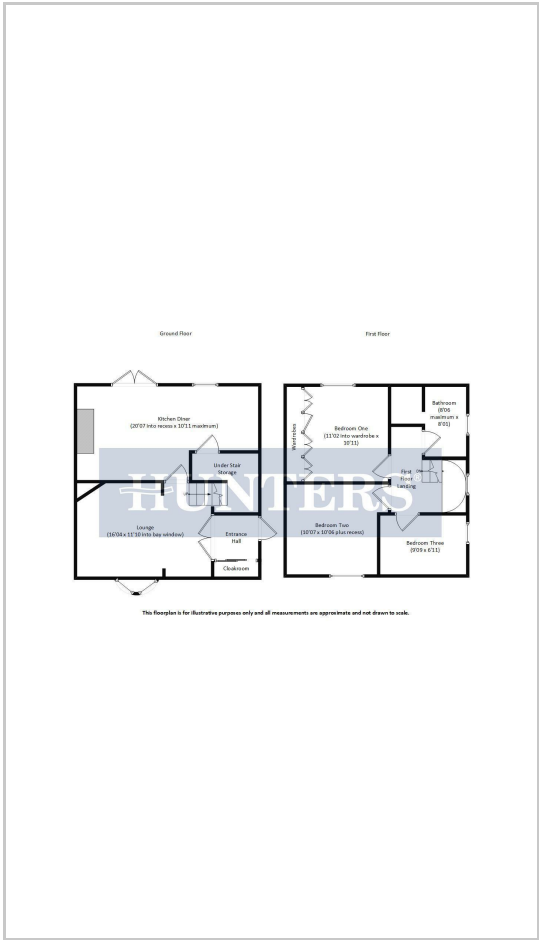
To the fore is generous off road parking with fitted EV charging point and access to garage area ideal for storage as well. Lastly the rear garden has been landscaped to benefit from a sizeable decking area with railings and steps to lower lawn - the perfect space to enjoy summer days in the south facing rear garden.



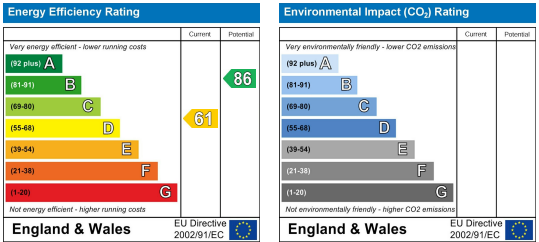
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.