



**Elmfield View,
Dudley, DY1 3DH**

£475,000



Skitts Estate Agents in Sedgley are delighted to present this stunning premier listing to the market. This exceptional property boasts a true 'wow factor' throughout, offering an impressive blend of modern style and high-end features.

On approach, the property immediately impresses with its striking aesthetic, featuring sleek grey modern windows, a contemporary block-paved driveway, and an integrated garage with loft area by way of retractable ladder, all enhancing the home's kerb appeal.

Upon entering, you are welcomed by a spacious entrance hall, complete with modern wood flooring that flows seamlessly throughout and a stylish staircase leading to the first floor. The entrance hall provides access to the main living areas, including the dining room, which is positioned at the front of the property and benefits from a large window that floods the space with natural light, making it a perfect setting for entertaining. Leading from the dining area is the expansive lounge, which runs the full length of the property. This generous space features double doors at either end, allowing for flexible living options. However, the true highlight of this home is the stunning rear extension, which has been thoughtfully designed to an exceptional standard. This area offers a cosy snug space for relaxation, seamlessly flowing into the open-plan kitchen, which is an absolute showstopper. Boasting a huge breakfast bar, modern units, integrated high-end appliances, and luxury finishes, this space is further enhanced by a vaulted ceiling and skylights, allowing for an abundance of natural light. Separate from the main kitchen, a secondary kitchen space provides additional functionality and convenience, perfect for busy family life or hosting guests.



Access to the rear garden is granted through elegant double doors, leading to a beautifully designed outdoor area. The garden has been landscaped for low maintenance, featuring artificial lawn, ensuring a pristine look all year round. A detached external extension, complete with electricity and running water, offers a versatile space suitable for a variety of uses, such as a home office, gym, or guest suite. The garden is enclosed by brick walls and fencing, providing total privacy, and a secure side entrance offers easy access to the front of the property via a gated pathway. The entrance hall also provides access to a convenient downstairs WC and an internal door leading to the garage.

Ascending to the first floor, the property boasts four generously sized bedrooms, each finished to a high standard. The main bedroom features a luxurious double shower en-suite, complete with a WC and sink, as well as bespoke fitted furniture and wardrobes, offering ample storage space. Bedrooms two, three, and four all benefit from fitted wardrobes and stylish décor, ensuring a cohesive and elegant feel throughout. The family bathroom is well-appointed with a walk-in shower, WC, and sink, all designed in a modern and sleek style. The loft area is partially boarded with access by way of a retractable ladder.

This outstanding property is a true gem, combining contemporary elegance with practical features, making it the ideal family home in a sought-after location.

Council Tax Band E. Energy Rating D. Tenure FREEHOLD.



TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: E

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

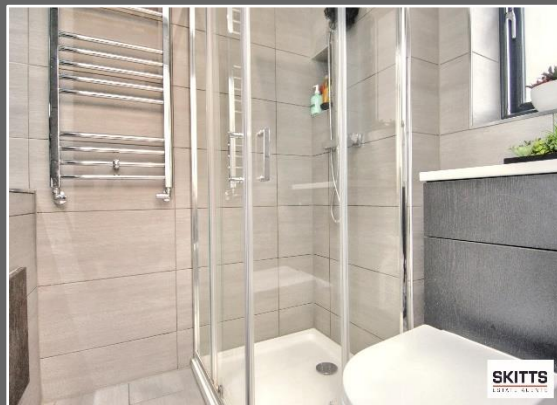
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If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

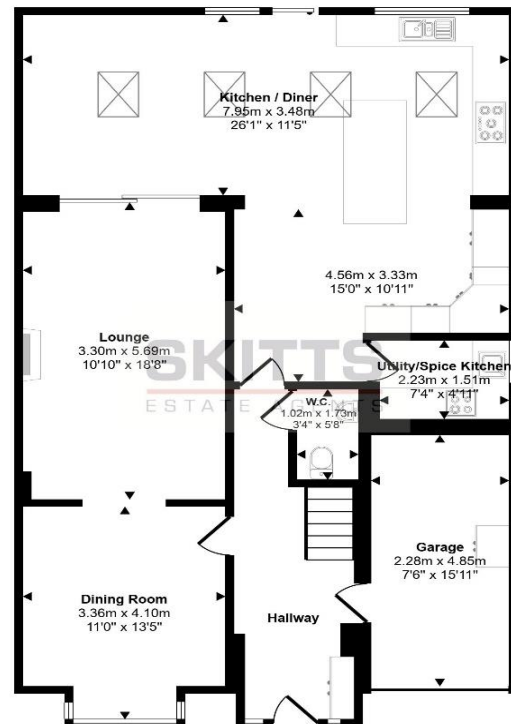
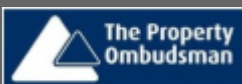




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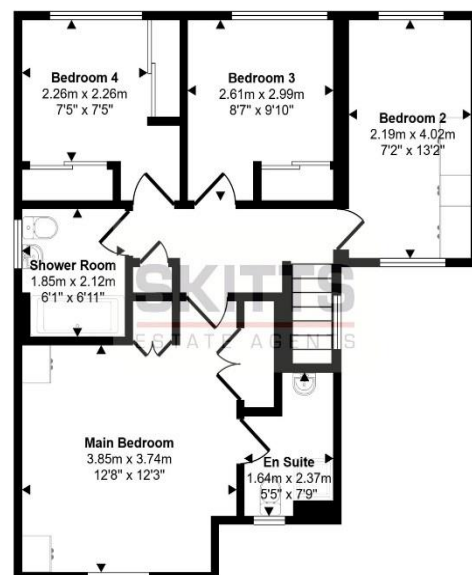
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Ground Floor
Approx 106 sq m / 1140 sq ft



Approx 11 sq m / 119 sq ft



First Floor
Approx 59 sq m / 638 sq ft

DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: