



**Old Park Road,
Dudley, DY1 3NE**

£275,000



This well presented and modernised detached home offers an exceptional blend of traditional charm and contemporary living, making it the ideal purchase for a growing family. Tastefully decorated throughout and benefiting from extended accommodation, the property enjoys a generous layout and is located in a well-regarded and convenient residential area, close to a variety of local amenities including shops, reputable schools and public transport services.

Offered to the market with no upward chain, it presents a fantastic opportunity for buyers seeking a move-in-ready home with spacious interiors and a extensive, private garden. Set back from the road behind a substantial driveway providing off-road parking for multiple vehicles, the property also benefits from a garage, adding to the convenience of the exterior space.

Upon entering, you are welcomed by an entrance porch that leads into a charming reception hall, setting the tone for the rest of the property with its tasteful décor and sense of warmth. To the front of the house is a delightful sitting room featuring a double glazed bay window, allowing plenty of natural light to flood the space, while providing a comfortable area for relaxation.

The heart of the home lies to the rear in the form of an impressive 18ft extended living room. This generously proportioned space features a characterful cast iron multi-fuel burner and sliding doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Adjoining the living room is a spacious and versatile dining area, ideal for family meals or entertaining guests. From here, there is access to a convenient downstairs WC and direct entry into the garage, which offers potential for further conversion or use as a utility or storage area if desired. The dining area flows into a kitchen fitted with a range of base and wall units, work surfaces, a stainless steel sink top and an integrated dishwasher, all designed with practicality and functionality in mind.

On the first floor, the landing leads to three well proportioned bedrooms, comprising two doubles and a single, each tastefully decorated to a high standard. Completing the accommodation is a beautifully updated family bathroom, featuring a contemporary white suite with quality fittings, offering a stylish and relaxing space. One of the standout features of this property is the extensive and private rear garden. Enclosed for privacy, the garden offers a combination of gravelled seating areas, a lawn area, outdoor water supply and useful garden sheds, making it ideal for families, gardening enthusiasts or those who enjoy outdoor entertaining.

Additional benefits include uPVC double glazing throughout and gas central heating powered by a modern combination boiler, ensuring the home is efficient and comfortable in all seasons. This is a rare opportunity to acquire a traditional style detached home that has been sympathetically modernised and extended to create a spacious and inviting family residence. With generous living areas, excellent outdoor space and a desirable location, early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

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

Approach By way of tarmac and gravel driveway providing off road parking for numerous vehicles.

Entrance Porch

Reception Hall

Sitting Room 13' 4" x 11' 7" (4.06m x 3.53m)





Living Room 18' 0" x 11' 6" (5.48m x 3.50m)

Dining Area 15' 9" x 13' 10" (4.80m x 4.21m)

Kitchen Area 17' 6" x 7' 1" (5.33m x 2.16m)

Downstairs WC

First Floor Landing

Bedroom One 14' 1" x 10' 11" (4.29m x 3.32m)

Bedroom Two 12' 0" x 10' 5" (3.65m x 3.17m)

Bedroom Three 7' 6" x 6' 6" (2.28m x 1.98m)

Bathroom 7' 0" x 5' 5" (2.13m x 1.65m)

Garage 17' 4" x 7' 4" (5.28m x 2.23m)

Rear Garden Enclosed and private from neighbouring properties.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

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: C

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.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to act as your solicitor to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.

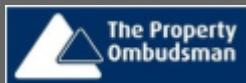




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TOTAL FLOOR AREA - 1280 sq.m (1383 sq.ft) approx.
While every effort has been made to ensure the accuracy of the detailed contents of this floor plan, measurements are approximate and should be used as a guide only. They do not represent a legal measurement and should not be relied upon for construction or renovation work. The plan is for illustrative purposes only and should be used as such. No liability can be accepted for any inaccuracies contained within.

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

SIGNED :

DATE: