



**Kew Drive,
Dudley, DY1 2QX**

£250,000



Occupying a delightful and quiet cul-de-sac position within a popular residential area, this well presented detached family home offers generous living space and a warm, welcoming feel throughout. Conveniently located close to a range of local amenities, the property has been extended to the rear and thoughtfully maintained, while still presenting excellent potential for a new owner to personalise and make it their own.

The ground floor accommodation begins with an inviting entrance porch featuring double glazed windows and door, leading into the comfortable living area. This bright and homely space includes stairs to the first floor and flows seamlessly into the sitting area, complete with a wall mounted gas fire and a double glazed window overlooking the pleasant rear garden. Off the sitting area is the extended 17ft dining kitchen, well equipped with a stainless steel sink unit, ample worktops, base units, wall cupboards, a breakfast bar and a useful pantry. Door opens to the side provides access to the private rear garden, creating an ideal setting for relaxing, family gatherings and entertaining.

Upstairs, the first floor offers three generous double bedrooms and a modern family bathroom fitted with a white suite. The landing provides access to the loft via a loft hatch with retractable ladder offering additional storage potential.

Externally, the property enjoys a good size tarmac driveway to the front, providing off road parking for numerous vehicles and access to the garage, which benefits from light, power points and potential for conversion to additional accommodation subject to the necessary planning permissions.

The rear garden is private and enclosed, featuring a paved patio area, neat lawn, an array of flowers and shrubs, a garden shed and gated side access for convenience.

Benefiting from uPVC double glazing and central heating via a combination boiler, this well-presented and cared-for home combines comfort, practicality, and scope for improvement. Internal viewing is highly recommended to fully appreciate the space and setting on offer.

Council Tax Band C.

Energy Rating D.

Tenure FREEHOLD.

Approach By way of tarmac drive providing ample off road parking.

Entrance Porch

Living Area 14' 4" x 10' 7" (4.37m x 3.22m)

Sitting Area 13' 3" x 10' 5" (4.04m x 3.17m)

Dining Kitchen 17' 1" x 9' 1" (5.20m x 2.77m)

First Floor Landing

Bedroom One 14' 3" x 10' 9" (4.34m x 3.27m)



Bedroom Two 10' 5" x 10' 4" (3.17m x 3.15m)

Bedroom Three 11' 3" x 7' 4" (3.43m x 2.23m)

Bathroom 7' 4" x 7' 4" (2.23m x 2.23m)

Garage 16' 3" x 7' 3" (4.95m x 2.21m)

Rear Garden Enclosed and private from neighbouring properties.

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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.

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.

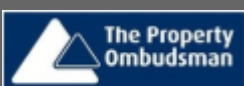




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SIGNED :

DATE: