



Bartlams

124 Ellowes Road, Dudley, DY3 2LA



£249,950

****IDEAL FIRST TIME BUY**** Wonderfully designed traditional style three-bedroom semi-detached home situated on a corner plot with a substantial plot to the side of the property creating fantastic scope for future developments (STPP). This ideal first home has been thoughtfully improved to the highest quality cosmetic upgrades including a stylish fitted kitchen with quartz work surfaces throughout. This home is ideally located for a handful of local amenities and schooling of all grades. Step into this well-designed ground floor layout. Enter through the porch into a spacious entrance hall. To your right, the dining room features a large bay window and stunning low-hanging pendant lights. The rear lounge has French doors to the garden and a gas fireplace with decorative surround. At the end of the hall is a kitchen benefitting fitted wall and base units quartz work surfaces, an integrated oven with induction hobs, and a sink with built-in drainer grooves. Off the kitchen, there is a convenient fully tiled WC and a utility room with extra work surfaces and space for appliances, providing additional access to the side and rear garden. This layout is perfect for modern living. Up the stairs to the first floor, which offers a practical and comfortable living space. The landing features built-in storage and leads to three well-proportioned bedrooms and a stylish family bathroom. The principal bedroom, located at the front, boasts a large window and ample storage space. The second bedroom, at the rear, has a window overlooking the garden and built-in storage. The third bedroom, adjacent to the principal bedroom, is a good size and is currently used as a playroom/storage but would make a fantastic room for younger ones. Completing this floor is a large family bathroom with two windows, a freestanding bathtub, a walk-in shower, WC, and wash hand basin. The exterior of this home is equally impressive, featuring a private drive that offers ample parking and leads to the inviting porch entrance. A gated entry to the side garden provides added convenience. The rear garden, accessible from both the lounge and utility, includes an easily maintainable patio and lawn area, ensuring excellent privacy and creating a perfect space for hosting guests. Additionally, this property comes with a unique opportunity: a large side plot that offers unlimited potential for further developments, subject to planning permission. Be quick to book an appointment for this spectacular home for first time buyers, investors or downsizers. Get in touch with our Wombourne Office for more details! We are advised by our client that this property is; Freehold, Council Tax Band - B, EPC - tbc.

- **LARGE CORNER PLOT WITH UNLIMITED POTENTIAL.**
 - **STYLISHLY FITTED QUARTZ KITCHEN.**
 - **OFF ROAD PARKING.**
 - **DOWNSTAIRS WC.**
- **FAMILY BATHROOM WITH BATH AND WALK-IN SHOWER.**
 - **IDEAL LOCATION FOR SCHOOLS OF ALL GRADES.**
 - **NEARBY AMENITIES FOR ADDED CONVENIENCE.**
 - **FREEHOLD. COUNCIL TAX BAND - B. EPC - TBC.**

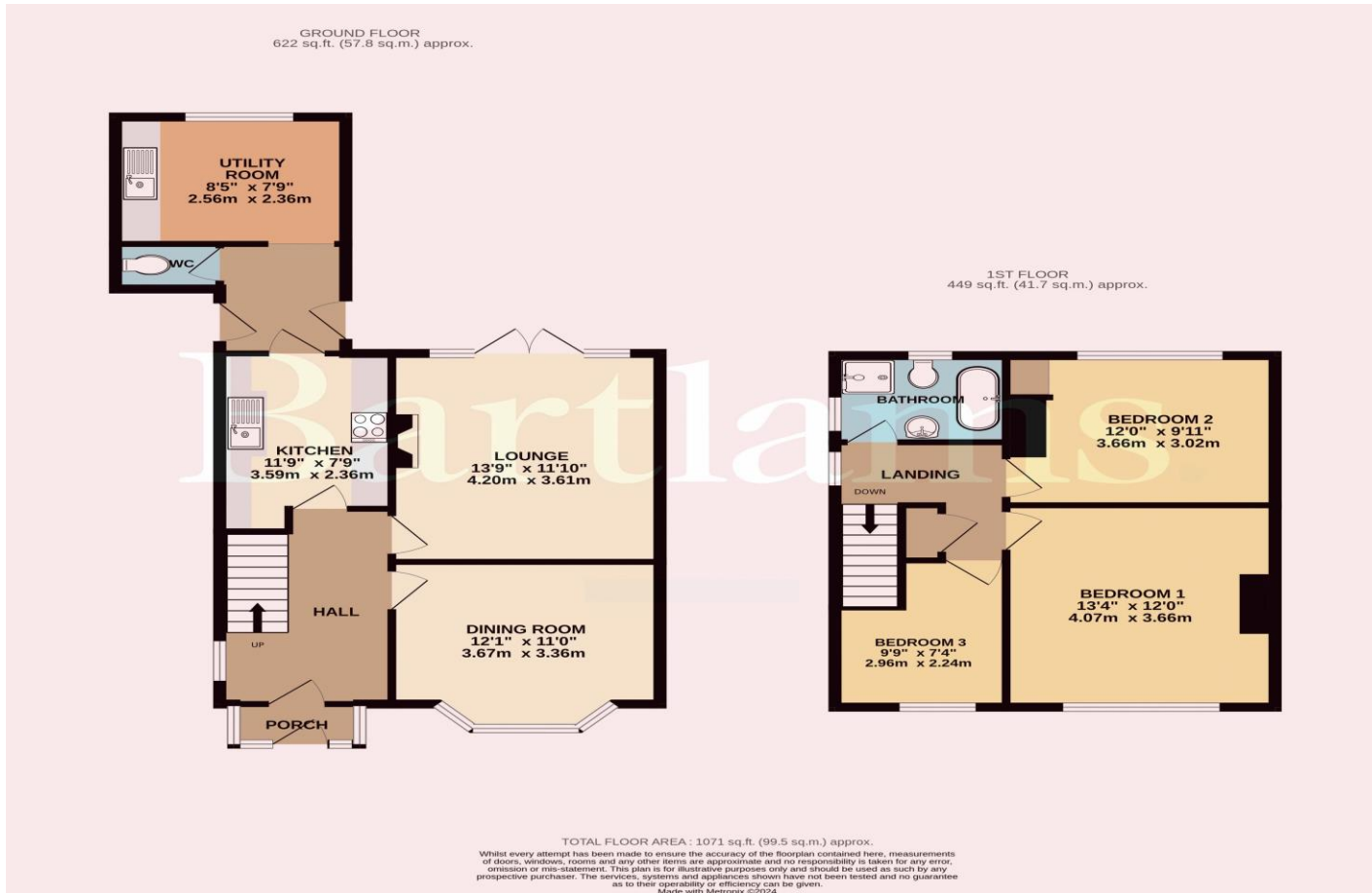


Freehold
COUNCIL TAX BAND - B
EPC RATING -

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 contact you 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.

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

SIGNED:

DATE:

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