



Dudley

147 Dibdale Road,
West Midlands, DY1 2RR

ANDREW COLE
ESTATES

Dudley, £379,950

147 Dibdale Road,
West Midlands, DY1 2RR

Intelligent use of light and space, including a breathtaking open-plan kitchen/dining room at the centre of this very special home. Huge driveway providing ample parking/motorhome storage Master bedroom with ensuite shower room three further generous bedrooms. Separate utility room, ground floor WC, conservatory and living room. Garage accessible from the property and access to both elevations with gardens having outstanding views over the surrounding area.

Well placed for a range of good schools and amenities, must be viewed.

EPC: D64

Council Tax is Band D with Dudley MBC



GROUND FLOOR

ENCLOSED ENTRANCE PORCH





ENTRANCE HALL

LOUNGE (FRONT)

15' 8" x 13' 0" (4.77m x 3.96m)

DINING/FAMILY KITCHEN (REAR)

19' 8" x 10' 7" (5.99m x 3.22m)

CONSERVATORY (REAR)

11' 1" x 9' 6" (3.38m x 2.89m)

UTILITY

6' 5" x 4' 7" (1.95m x 1.40m)

WC (off Utility)

4' 7" x 3' 9" (1.40m x 1.14m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM NO. 1 (FRONT)

12' 5" x 10' 5" (3.78m x 3.17m) With EN SUITE OFF

EN SUITE (OFF BEDROOM NO 1)

5' 6" x 5' 6" (1.68m x 1.68m)

BEDROOM NO. 2 (THROUGH ROOM)

15' 1" x 7' 9" (4.59m x 2.36m)



BEDROOM NO. 3 (REAR)
10' 0" x 7' 5" (3.05m x 2.26m)

BEDROOM NO. 4/OFFICE (REAR)
8' 5" x 8' 2" (2.56m x 2.49m)

SHOWER ROOM (SIDE)
6' 4" x 5' 6" (1.93m x 1.68m)

OUTSIDE

GARAGE
17' 1" x 8' 0" (5.20m x 2.44m)

REAR GARDEN
Having large patio with access to lower lawns

LARGE DRIVEWAY to front elevation

THINKING OF SELLING?

Or just curious to find out the value of your property, we would be pleased to provide a free, no obligation market appraisal.

OPENING HOURS

Monday: Friday: 09:00 - 17:30
Saturday: 09:00 - 13:00





SERVICES

We are advised that mains electricity, water, gas and drainage are available.

TENURE

We are advised that the property is Freehold.

VIEWING

By prior appointment with Andrew Cole Estates on 01384 288 188. Our office is open 6 days a week, Monday to Friday 9.00am till 5.30pm and Saturday 9.00am till 4.00pm.

MEETING THE REQUIREMENTS

IMPORTANT INFORMATION – THE PROPERTY

MISDESCRIPTIONS ACT 1991

Every care has been taken with the preparation of these particulars but they are for general guidance only and must not be relied upon. The text and photographs are for guidance and illustration purposes only and Items shown in photographs are not included, unless agreed. If there is a particular point of importance, please seek professional verification prior to exchange of contracts.

TENURE

We have been advised via the seller only of tenure and have not checked the legal title. Please obtain verification from your Solicitor.

PLANNING PERMISSIONS / BUILDING

REGULATIONS

Any property with extensions, alterations or conversions – check via your Solicitor/Surveyor that the correct permissions/approvals/building regulations were sought, applied for or granted and we do not accept responsibility for the same.



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