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25 Priory Close
Dudley

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25 Priory Close, Dudley, DY1 3ED

A fantastic opportunity to acquire this beautifully presented and substantial 4 bedroom detached family home. Being located just a short walk from a range of amenities and moments from Dudley town centre, as well as being within the catchment area for a range of primary and secondary schools. This thoughtfully modified and extended home offers plenty of living space for a growing family, with 2 generous Reception Rooms, Master Bedroom with Dressing Area and En-Suite and 3 additional Bedrooms. Planning has been submitted to Dudley Council for a two storey rear extension, single storey rear extension and dormer to front elevation (P24/0633). Externally, the property provides ample off road parking and a mature rear Garden with a private outlook. With gas central heating and UPVC double glazing throughout.

Accommodation is over two floors and briefly comprises: Porch, Reception Hallway, Snug/Sitting Room, Lounge through to Dining Room, extended Dining Room with bi-fold doors to rear Garden, Kitchen and Utility, Wet Room, on the 1st floor there are 4 excellent Bedrooms with one currently being used as a Dressing Room, House Shower Room, single Garage and Private rear Garden.

OVERALL, THIS SUPERB FAMILY HOME MUST BEEN SEEN TO TRULY APPRECIATE THE SIZE AND LAYOUT!



On approach, the property is set back beyond a tarmac in and out driveway providing excellent off road parking and enjoys a great position. On entrance to the property, a composite front door leads through to the Porch Entrance with tiled floor and a further door leads through to the inviting Reception Hallway.

The Hallway has stairs to first floor landing, door to understairs cupboard and Wet Room which has a white and grey suite comprising; WC, wash basin with storage below, half tiled walls, shower enclosure with glass screen and plumbing (no shower attachments). There are doors to;

The Lounge is a through room and benefits from a wall mounted electric fire with pebble flame effect. The Dining area is located at the rear of the room and has bi-fold doors out to the rear Garden.

The Snug/Sitting Room is located at the front of the property and features an electric fireplace with surround and built in storage and shelving to either side.







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The Kitchen is fitted with a range of 'Shaker' style wall and base units with granite worktops and half pebble effect splashback that incorporate an inset sink, drainer and dishwasher. There is a stylish vertical radiator and window overlooking the rear Garden, a centre island with solid oak worktop forming breakfast bar with cupboards below. In addition, a Utility Area leading from the Kitchen comprises 'Shaker' style wall and base units having worktop with pebble effect splashback. The worktop incorporates an inset sink and drainer with space beneath for appliances. There are French doors leading out the rear Garden. The Kitchen and Utility has tiled flooring throughout.

To the first floor, the landing has an airing cupboard and doors to;

The Master Bedroom suite is a generous size comprising a large Bedroom which opens up into Dressing Area and En-suite. The En-suite is located at the rear and is fitted with a white and grey suite comprising; WC with enclosure store, wall mounted hand wash basin with storage below, freestanding bath, enclosed shower with waterfall shower head, spot lights, Velux windows providing lots of natural lighting and French doors leading to a Juliet Balcony.





There are 3 further double Bedrooms of which Bedroom 2 and 4 are located at the rear. Bedroom 4 is currently being used as a dressing room and benefits from fitted wardrobes and drawers. Bedroom 3 features a stylish panel wall and built in wardrobes and shelving.

The House Shower Room has half tiled walls and features a white suite comprising; WC, pedestal sink with wall mounted storage above, bath and enclosed shower cubicle.

Externally, the private rear Garden enjoys a paved patio area with lawned and gravelled area beyond. To the side there is pleasant decking area which has built in spot lights and is currently being used as a seating area which makes an ideal space to enjoy throughout the Summer months. Throughout the Garden there is an array of beautiful shrubs, plants and borders. In addition to this, there is a gazebo, outside tap, access into the Garage and side access from both sides.

The Garage has an electric roller shutter door, side access into the rear Garden, power points, lighting and houses the 'Ideal' boiler.

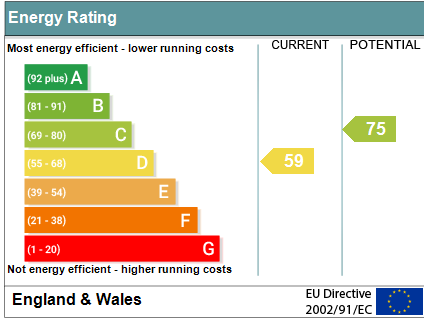
Agent notes:

Planning for a two storey rear extension, single storey rear extension and dormer to front elevation has not yet been determined and a decision is still awaited.



FLOOR PLANS

Address: 25 Priory Close, DUDLEY, DY1 3ED
 RRN: 0330-2285-5330-2994-4901



Tenure: Freehold
 Council Tax Band: E







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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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