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**Elizabeth Grove**  
Dudley



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## 9 Elizabeth Grove, Dudley DY2 7TG

This much improved, re-appointed and stylish, 3 Bedroom traditional style Detached Family Home with mature, generous size Rear Garden is well worth inspection to fully appreciate.

Elizabeth Grove is one of the area's most sought after cul-de-sac locations, leading off Oakham Road and the property benefits from Driveway parking leading to the single Garage.

With gas central heating, double glazing and comprising: Porch, Open-plan Reception Hall, Lounge, Dining Kitchen with centre island and table space, separate Utility Room, Landing, 3 excellent Bedrooms and large Bathroom with feature bath and walk-in shower.

OVERALL, A WELL PLANNED AND PRESENTED FAMILY HOME IN A GREAT LOCATION. VIEWING IS HIGHLY RECOMMENDED.

On the Ground Floor, there is a Porch Entrance with UPVC double glazed doors/side screens with 2 top opening windows and composite double glazed front door with obscure UPVC double glazed side screens to Reception Hall.

The open-plan Reception Hall has stairs off to the 1st Floor, door to Lounge and opens to the Dining Kitchen.

The Lounge has a front facing UPVC double glazed bay window and recessed ceiling lights.

The Dining Kitchen is open-plan to the Hall having a Dining Area with table Space, Store (below stairs), door to Utility, UPVC double glazed rear doors to Garden, recessed ceiling lights and opens to the Kitchen Area having a modern range of white wall and base cupboards, quartz worktops and upstands, stainless steel 2 bowl sink and mixer tap, integrated Hoover dishwasher, Cuisinmaster range cooker with cooker hood over, integrated microwave, tall housing with integrated fridge, center island with quartz worktop and drawers below, small wine cooler and lights over, recessed ceiling lights, low-level plinth lighting and UPVC double glazed rear window.

The Utility Room has white base cupboards, worktops, sink and mixer tap, UPVC double glazed rear window, double glazed UPVC rear door, recessed ceiling lights and Worcester gas central heating boiler. A door leads off to the Garage having electric shutter door, light and power.

On the 1st Floor, there is a Landing with obscure UPVC double glazed side window, loft access, recessed ceiling lights and doors leading off to 3 Bedrooms and Bathroom.

Bedroom 1 is a double size room having UPVC double glazed bay window to front and recessed ceiling lights. Bedroom 2 is also a good size double room with UPVC double glazed window and recessed ceiling lights. Bedroom 3 is a good size single room with UPVC double glazed window, small stairhead shelf and recessed ceiling lights.

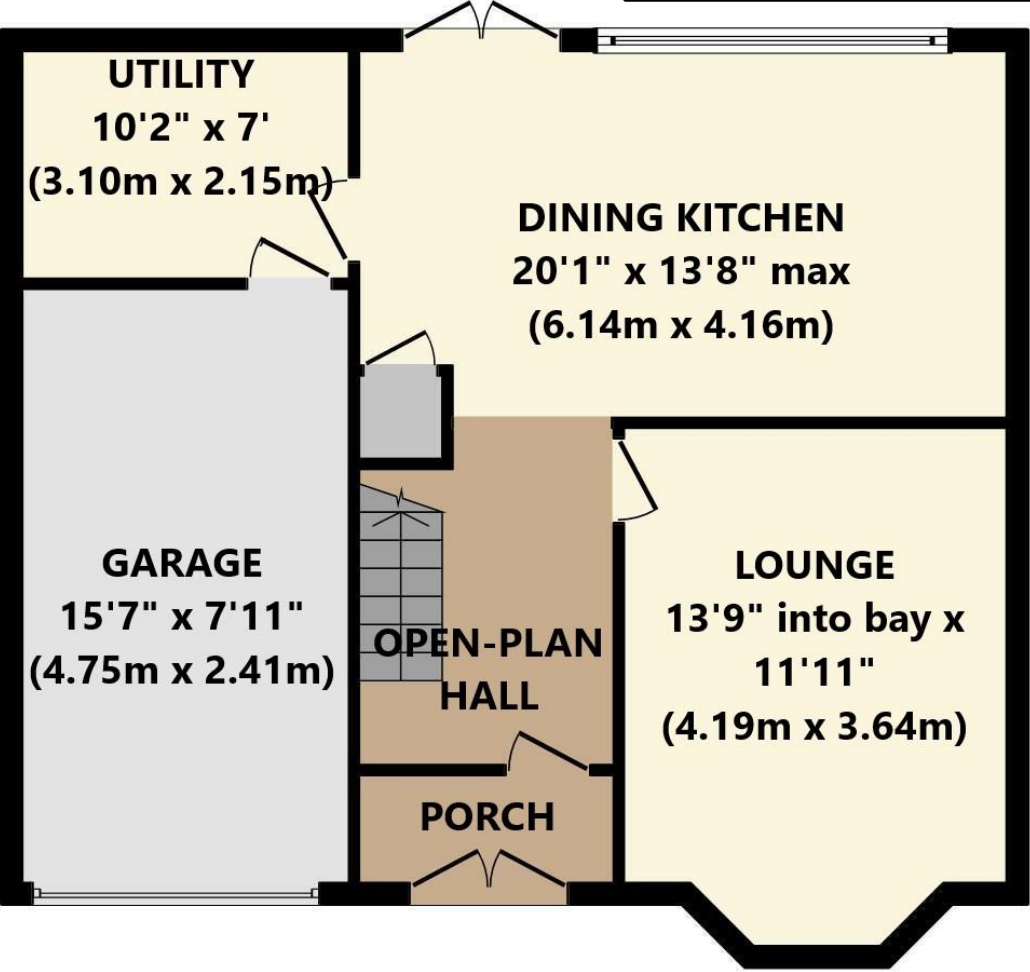




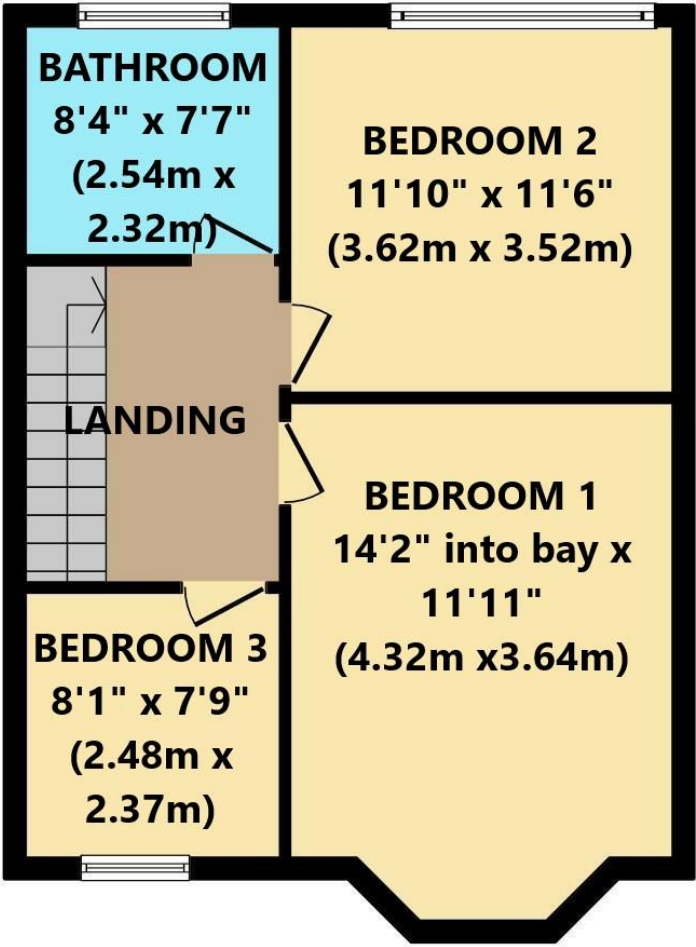


FLOOR PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



There is a modern Bathroom with white suite including feature bath, WC, basin with vanity cupboard below, large walk-in shower with waterfall shower over and side shower screen, tiled floor, tiled walls, chrome ladder radiator, recessed ceiling lights, Vent-axia and wall mirror.

There is a good size mature Rear Garden having a stepped paved area and pathway with side gate to front, lawn with side raised borders, pathway to central patio, stone retaining wall and steps to a further rear raised lawn area with borders. There is also a rear tap.

At the front of the property, there is a tarmac Driveway providing off-road parking.

Tenure: Freehold  
Council Tax Band: D



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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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