



17 Roper Way, Dudley, DY3 1BG

BERRIMAN
EATON

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A detached family home which is immaculately and tastefully presented. There is a good sized driveway suitable for parking several vehicles off road and a private rear garden. It briefly comprises hall, living room, sitting room, dining area, modern fitted kitchen and downstairs shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

EPC : C
WOMBOURNE OFFICE

LOCATION

Roper Way is situated on a popular residential estate located just off the Tipton Road which has excellent access into Sedgley town as well as being on the commuter belt for Birmingham, Wolverhampton and Dudley. The property is also conveniently situated for Beacon Hill Academy Secondary School.

DESCRIPTION

Roper Way is a detached family home which has been immaculately and tastefully maintained by the current owners during their tenure. There is a good sized driveway suitable for parking several vehicles off road and a private rear garden. The internal accommodation briefly comprises hall, living room, sitting room, dining area, modern fitted kitchen and downstairs shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property benefits from central heating and double glazing.

ACCOMMODATION

The ENTRANCE HALL has a composite door with opaque leaded inserted panels and radiator. The LIVING ROOM has a staircase with glass panels rising to the first floor landing, Karndean flooring which carries into the dining area, a double glazed leaded bay window to the front elevation and a backlit media wall with wiring for a wall mounted tv and wall lights. The DINING AREA has French doors onto the rear garden and radiator. The KITCHEN is fitted with a range of high quality high gloss wall and base units with Quartz worksurfaces, inset single drainer sink unit and mixer tap, induction hob and integrated appliances including a double combination oven and microwave, fridge/freezer, additional fridge, dishwasher and washer dryer, there is an understairs pantry, vertical radiator, back lighting and spotlights, double glazed window to the rear elevation and double glazed door to the garden. The SHOWER ROOM has a walk in shower with multi head shower, vanity wash hand basin and mixer tap, low level WC, radiator, double glazed opaque window to the side elevation, tiled walls and tiled flooring. The SITTING ROOM is currently being used as a cinema room and has a double glazed leaded window to the front elevation, radiator and surround sound speakers.

The staircase rises to the FIRST FLOOR LANDING which has a double glazed window to the side elevation, airing cupboard with fitted shelving, loft access and radiator. The BATHROOM is fitted with a modern suite which comprises bath with shower over and glazed concertina screen, vanity wash hand basin, low level WC, double glazed opaque window to rear, tiled floor and walls, heated ladder towel rail and spotlights. DOUBE BEDROOM 1 has a double glazed leaded window to the front elevation, fitted wardrobes, wiring for wall lights and radiator. DOUBLE BEDROOM 2 has double glazed window to the rear elevation and radiator. BEDROOM 3 has a double glazed leaded window to the front elevation, radiator and storage cupboard with stairs recess.

OUTSIDE

The property has a tarmac driveway suitable for parking several vehicles off road, a hedged boundary and side gated access. The REAR GARDEN has a full width decked area, steps down to a lawn with hedge and fenced boundary.

TENURE WE UNDERSTAND THAT THE PROPERTY IS FREEHOLD SERVICES We are informed by the Vendors that all main services are installed. COUNCIL TAX BAND D – Dudley Council POSSESSION Vacant possession will be given on completion. VIEWING Please contact the Wombourne office.

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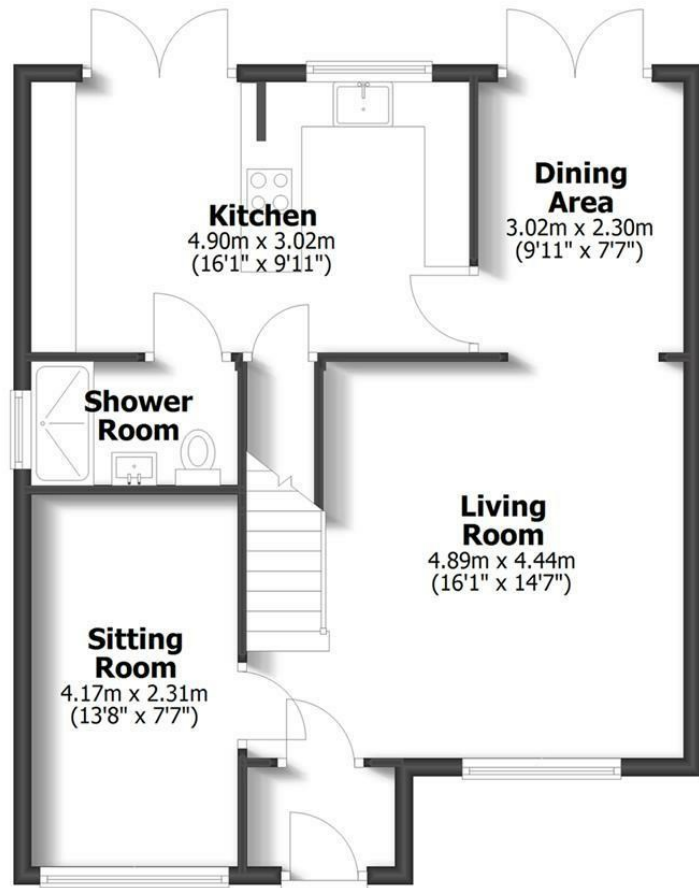
Offers In The Region Of
£339,950

EPC: C

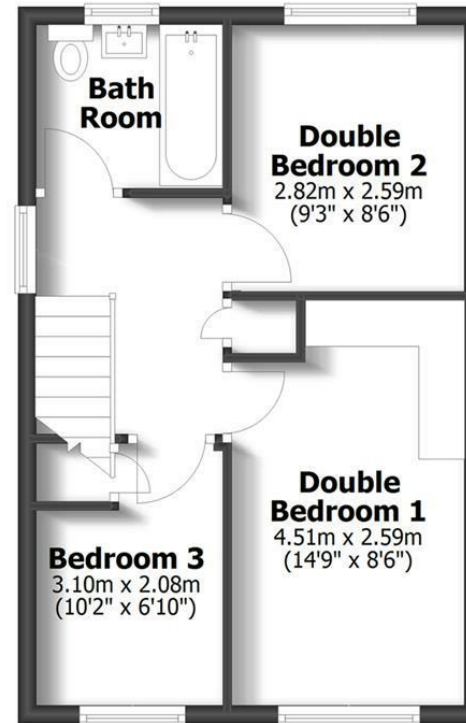
IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



17 Roper Way
Sedgley



Ground Floor



First Floor

TOTAL: 95.6sq.m. 1029sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

