



**Messiter Way, Dudley DY1 4SY**



**welcome to**

## **Messiter Way, Dudley**

No chain! Four bedroom detached property located in a quiet part of this modern development, close to local amenities and transport links. With en-suite, garage with internal access into the property and parking, garden and a view, a viewing is strongly advised!

### **Entrance Hall**

Having an under stairs cupboard, central heating radiator and doors leading to kitchen, lounge/diner and WC.

### **Cloakroom**

5' 2" x 3' 3" ( 1.57m x 0.99m )

Having WC, wash hand basin and central heating radiator.

### **Lounge/ Diner**

23' 8" x 10' 7" max ( 7.21m x 3.23m max )

Double glazed window to rear, double glazed French doors, storage cupboard and two central heating radiators.

### **Kitchen**

8' 4" x 11' 1" ( 2.54m x 3.38m )

Fitted kitchen with wall and base units and work surfaces over, one and a half bowl stainless steel sink and drainer, "Hotpoint" induction hob and stainless steel cooker hood over, washing machine, dishwasher, fridge/freezer , boiler, central heating radiator and tiled floor.

### **Landing**

Having airing cupboard.

### **Bedroom One**

11' 7" x 14' 4" ( 3.53m x 4.37m )

Double glazed window to front, fitted wardrobes and central heating radiator. Door leading to:

### **En-Suite**

5' 9" x 5' 6" ( 1.75m x 1.68m )

Double glazed window to front with obscured glass, shower cubicle with "Briston Smile" electric shower, wash hand basin, WC, extractor fan, shaver point, heated towel rail and part tiled walls.

### **Bedroom Two**

8' 5" x 14' 4" ( 2.57m x 4.37m )

Double glazed window to front, fitted wardrobes and central heating radiator.

### **Bedroom Three**

8' 1" to back of wardrobe x 11' 2" ( 2.46m to back of wardrobe x 3.40m )

Double glazed window to rear, fitted wardrobes, and central heating radiator.

### **Bedroom Four**

8' 5" x 11' 2" ( 2.57m x 3.40m )

Double glazed window to rear and central heating radiator.

### **Bathroom**

6' 7" x 5' 7" ( 2.01m x 1.70m )

Double glazed window to rear, bath with mixer tap and shower over, wash hand basin, WC, heated towel rail, shaver point and part tiled.

### **Front**

Having block paved driveway.

### **Rear Garden**

Landscaped garden being laid to lawn with side gate and outside tap.

### **Garage**

8' 2" x 17' 3" ( 2.49m x 5.26m )

Having up and over doors with power and light.

### **Agents Notes**

Council Tax Band: D

CCTV to front and back.





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## Messiter Way, Dudley

- FOUR BEDROOMS
- MODERN FITTED KITCHEN
- LOUNGE/DINER
- DOWNSTAIRS WC
- EN-SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: B

offers in the region of

**£335,000**



Ground Floor



First Floor

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