



**Stourbridge Road, Dudley DY1 2ER**



**welcome to**

## **Stourbridge Road, Dudley**

Call now to secure your viewing at this stunning, fully refurbished detached family home located just outside of Dudley Town Centre, having local transport links, amenities, schools and parks. **VIEWINGS ARE HIGHLY RECOMMENDED!**

### **Entrance Hall**

Having door to inner lobby, door to cellar and central heating radiator.

### **Lounge/ Diner**

34' 4" x 14' 10" ( 10.46m x 4.52m )

Double glazed bay window to front, double glazed window to side, log burner, door to rear, spotlights and three large wall radiators.

### **Kitchen**

28' 8" x 12' 11" ( 8.74m x 3.94m )

Double glazed window to rear and side, bi-folding doors to rear, skylight, sink with mixer tap, built in dishwasher, built in oven, hob and fan and built in microwave, space for fridge/freezer, wall radiator and door to Utility Room.

### **Utility Room**

5' 1" x 3' 1" ( 1.55m x 0.94m )

Having obscure window to side, sink with mixer tap and space for washing machine and dryer.

### **Downstairs W.C**

5' 1" x 3' 1" ( 1.55m x 0.94m )

Having wash hand basin, WC and heated towel rail.

### **Landing**

15' 10" x 14' 11" ( 4.83m x 4.55m )

Having staircase to loft and central heating radiator.

### **Bedroom One**

15' 10" x 14' 11" ( 4.83m x 4.55m )

Double glazed bay window to front and central heating radiator.

### **Bedroom Two**

15' x 10' 2" ( 4.57m x 3.10m )

Double glazed window to rear, central heating radiator, built in closet with door leading to:

### **En-Suite**

7' 5" x 4' 2" ( 2.26m x 1.27m )

Having obscure window to side, shower cubicle with waterfall showerhead, wash hand basin, WC and heated towel rail.

### **Bedroom Three**

13' 11" x 12' 10" ( 4.24m x 3.91m )

Double glazed window to rear and central heating radiator.

### **Bedroom Four**

8' 8" x 8' 4" ( 2.64m x 2.54m )

Double glazed window to front and central heating radiator.

### **Bathroom**

8' 9" x 6' 9" ( 2.67m x 2.06m )

Having obscure window to side, wash hand basin with mixer tap, bath with shower over, shower cubicle with waterfall showerhead, WC, extractor and spotlights.

### **Bedroom Five**

18' 8" x 14' 10" ( 5.69m x 4.52m )

Double glazed window to side, carpet and central heating radiator.





### **Storage Space**

18' 8" x 8' 4" ( 5.69m x 2.54m )

Situated at the top of staircase leading to bedroom five.

### **Cellar**

15' 6" x 14' 9" ( 4.72m x 4.50m )

Having electrics and central heating radiator. Split into two sections with wall separating.

### **Storage Area**

9' x 7' 9" ( 2.74m x 2.36m )

Situated in cellar, good sized storage area.

### **Front**

Having driveway with space for up to two vehicles.

### **Rear Garden**

Having lawn, gravel, gates to front, two double sockets and shed.

### **Agents Notes**

Council Tax Band: C



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welcome to

## Stourbridge Road, Dudley

- IMMACULATELY PRESENTED DETACHED FAMILY HOME
- FIRST FLOOR - FOUR BEDROOMS
- SECOND FLOOR - LOFT ROOM / BEDROOM
- FITTED KITCHEN / DINER
- UTILITY ROOM

Tenure: Freehold EPC Rating: F

offers over

**£475,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
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