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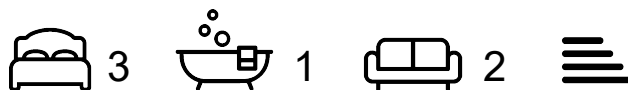
HERE TO GET *you* THERE



Western Avenue

Sedgley, Dudley, DY3 3PD

Asking Price £350,000



This exceptional three-bedroom semi-detached home at Western Avenue has been thoughtfully improved to a high standard throughout, with a clear emphasis on quality materials, practicality, and attention to detail in every room.

The property opens into a welcoming entrance, leading through to a beautifully presented lounge featuring a bay window with fitted shutter blinds, allowing for both privacy and controlled natural light. A dual fuel log burner creates a striking focal point while also offering an efficient and versatile heating option, adding both character and comfort. Solid oak internal doors and bannisters run throughout the home, introducing warmth and a consistent, high-quality finish.

The ground floor benefits from Kardean flooring throughout, creating a seamless and durable surface. The kitchen has been carefully designed with quartz worktops and a full range of integrated appliances, offering a streamlined appearance while maximising space and convenience—ideal for modern living with ease of use.

A second sitting room provides excellent flexibility and can also serve as a ground floor bedroom, further enhanced by its own side access, making it well suited for guests, multi-generational living, or home working.



Living Room 13' 10" x 10' 10" (4.22m x 3.30m)

The living room welcomes you with its soft neutral tones and natural light flooding through a large bay window fitted with white shutters. A charming fireplace with exposed brickwork and a wood-burning stove adds a cosy focal point. The flooring features a herringbone pattern, enhancing the room's warm and inviting atmosphere. Glass-panelled wooden doors connect this space to the rest of the house, creating a seamless flow.

Kitchen/Dining Room 23' 10" x 11' 4" (7.26m x 3.45m)

This contemporary kitchen and dining room is bright and airy, featuring sleek grey cabinetry and white work surfaces that offer ample space for preparing meals. The dining area comfortably fits a modern white table with upholstered chairs, positioned by large glass doors that open onto the garden decking. Natural light fills the room through multiple windows, enhancing the clean and fresh feel. Integrated appliances and a breakfast bar provide practical elements for everyday living.

Sitting Room/4th Bedroom 13' 11" x 10' 9" (4.24m x 3.28m)

This versatile room, which can also serve as a fourth bedroom, presents a peaceful space with neutral décor and a large window that fills the room with natural light. It offers flexible accommodation options and could be adapted to suit a variety of needs, from a quiet sitting area to a comfortable study or guest room.

Bedroom 1 12' 8" x 10' 8" (3.86m x 3.25m)

Bedroom one is a spacious main bedroom featuring a large bay window with white plantation shutters, flooding the room with light. The room is decorated in calm, neutral tones and offers plenty of storage with fitted wardrobes. Plush carpeting underfoot adds to the comfort and warmth of this restful space.

Bedroom 2 11' 1" x 10' 9" (3.38m x 3.28m)

Bedroom two is a comfortable double room with a wide window fitted with blinds, offering views over the front garden. Neutral tones and carpeting complement the space, making it ideal for a restful retreat or versatile use.

Bedroom 3 7' 0" x 6' 2" (2.13m x 1.88m)

Bedroom three is a smaller room with a window offering views outside. Its neutral décor and compact size make it perfectly suited as a single bedroom, nursery, or study space.

Bathroom 8' 0" x 6' 0" (2.44m x 1.83m)

A bright and modern bathroom featuring full-height grey tiling, a white suite with a combined shower bath, and a large window providing natural light. The space has contemporary fittings and a clean, stylish design that offers practical comfort.

Rear Garden

The garden outside is a well-maintained area with a mix of lawn and decking. It includes raised beds with mature plants and shrubs along the surround, creating a pleasant outdoor space for relaxing or entertaining. There is also a seating area with a small table and chairs on a gravelled section, ideal for enjoying the fresh air.

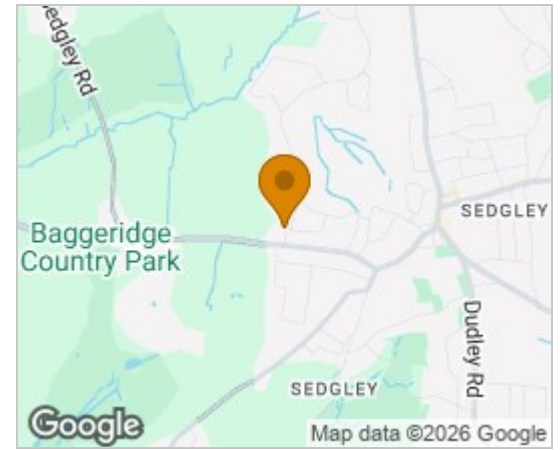
Front Exterior

A driveway to the front of the house provides ample parking space on a gravel surface. It is bordered by low brick pillars and fencing, offering a practical and tidy entrance to the property.

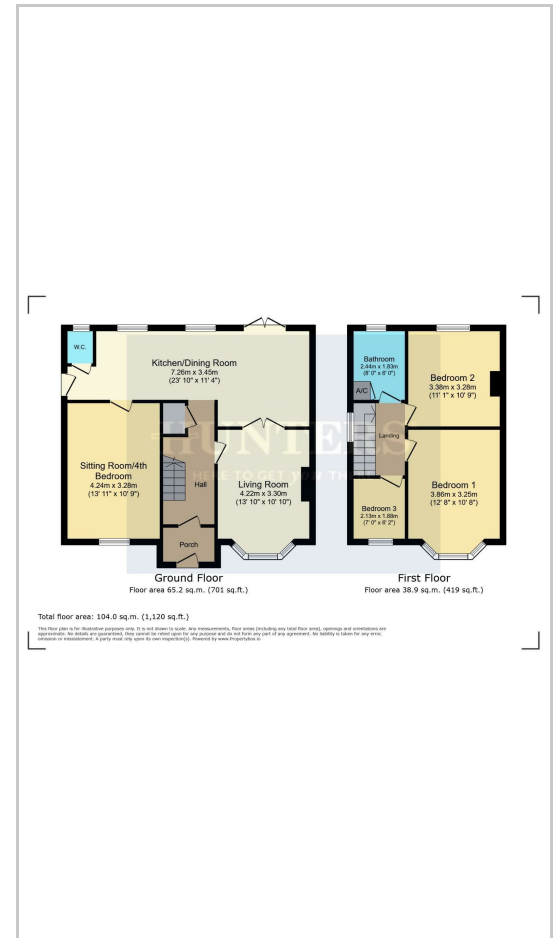
Study

A cosy and compact study area with space for a desk and computer setup. The neutral décor and window make this a quiet and practical workspace, ideal for working from home or studying.

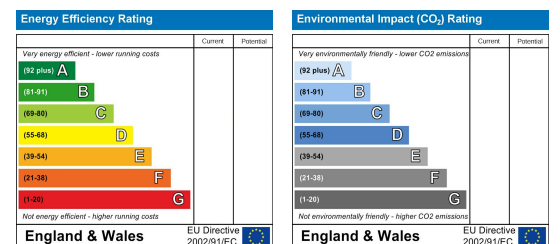
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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