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Dormston Drive

Dudley, DY3 1JD

Asking Price £270,000



Presenting a superb opportunity to acquire a well-maintained detached house in the highly sought after area of Sedgley. Located on Dormston Drive, this family home is ideally situated within easy reach of public transport links, reputable schools, local amenities, and nearby parks, making it a perfect choice for first time buyers and families.

Upon entering, you are welcomed into a bright and spacious open-plan reception room. This versatile living area benefits from garden views and direct access to the private rear garden, offering an ideal setting for relaxing or entertaining guests. Comfort and practicality seamlessly combine in this thoughtfully designed home.

Upstairs, accommodation comprises three well-proportioned bedrooms. The master double bedroom impresses with built-in wardrobes, providing ample storage solutions, while the second bedroom also features generous proportions. An additional single bedroom is ideal for a guest room, nursery, or home office, adaptable to suit your individual needs.

The property further benefits from modern bathroom facilities, designed for convenience and ease of use. For added practicality, the home offers excellent parking provisions, including a single garage—perfect for



Lounge/Dining Room 24' 4" x 11' 8" (7.42m x 3.56m)

This welcoming lounge and dining room stretches the full length of the ground floor, offering a bright and airy space with a classic fireplace as its focal point. The bay window at the front floods the room with natural light, while French doors to the rear open out onto the garden, bringing an inviting outdoor feel into the home. The room is carpeted, enhancing its warm and cosy atmosphere, and offers ample space for both comfortable seating and a dining area towards the back.

Kitchen 12' 0" x 6' 5" (3.66m x 1.95m)

The kitchen is a practical space with a range of white cabinets and grey tiled splashbacks, providing good storage and work surface area. It features a gas hob and oven, washing machine, and space for a fridge-freezer. The window over the sink looks out onto the garden, giving a pleasant view while preparing meals. The kitchen layout is efficient and makes good use of the available space.

Landing

The landing on the first floor provides access to all three bedrooms and the bathroom. It is painted in a neutral shade and has a window that brings in natural light, with a simple and clean look enhanced by carpeted flooring. The landing offers a practical space for movement between rooms.

Bedroom 1 12' 1" x 8' 3" (3.68m x 2.51m)

The principal bedroom is comfortably sized and features a fitted wardrobe and storage units in a light wood finish, positioned around the bed. A large window with pale green curtains brightens the room, creating a cosy yet airy feel. The decor complements the fitted furniture, making this a peaceful space to relax.

Bedroom 2 12' 4" x 8' 3" (3.77m x 2.51m)

Bedroom 2 presents a neat space with wooden furniture including a chest of drawers and bedside table. The room is decorated with soft patterned wallpaper and light blue curtains at the window, creating a fresh and comfortable atmosphere. It is well lit thanks to a large window overlooking the front of the house.

Bedroom 3 8' 6" x 6' 3" (2.58m x 1.90m)

This third bedroom is the smallest of the three, ideal for use as a nursery, office, or dressing room. It features a wooden dressing table and stool, with floral curtains framing the window. The neutral décor and carpeted floor make it a versatile space that adapts to your needs.

Bathroom 6' 11" x 6' 5" (2.10m x 1.95m)

The bathroom is fitted with a classic white suite including a pedestal basin, close-coupled WC and a bathtub with a telephone-style shower attachment. The tiled walls are accented with subtle patterns, and a frosted window provides natural light and ventilation. The space is practical and well maintained, offering everything needed for family use.

Rear Garden

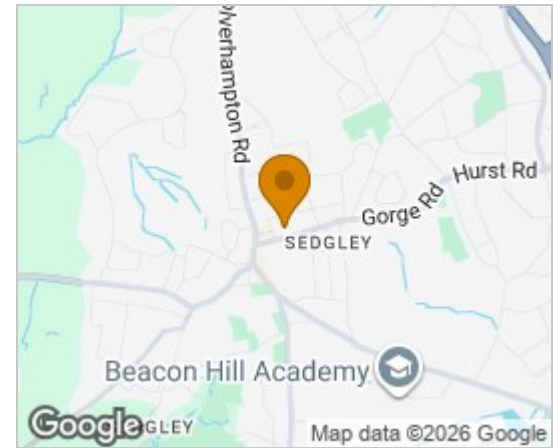
The rear garden is a peaceful outdoor space, mainly laid to lawn with mature shrubs and flowerbeds bordering the area. A paved patio area adjacent to the house provides an ideal spot for seating or outdoor dining. The garden is enclosed by fencing and includes access to a garage, blending functionality with a pleasant green setting.

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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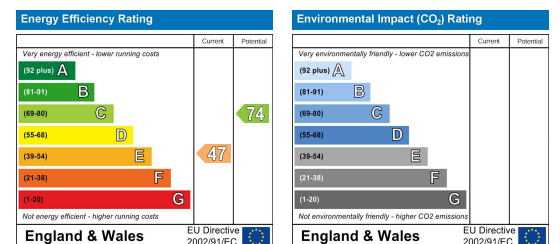
Area Map



Floor Plans



Energy Efficiency Graph



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