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Roper Way

Dudley, DY3 1BG

Asking Price £425,000



Situated within one of Sedgley's most sought-after residential developments, this exceptional five-bedroom detached family home offers a rare opportunity to purchase a property that has been lovingly maintained by its original owner since new. Offering over 1,500 sq.ft. of beautifully presented accommodation, this superb home is perfectly suited to modern family living.

A welcoming entrance hall leads to a spacious living room, ideal for relaxing and entertaining, while the separate dining room opens into a delightful conservatory overlooking the beautifully maintained rear garden. The stunning fitted kitchen provides an excellent range of units and generous worktop space, complemented by a separate utility room, pantry and guest WC.

The first floor offers five well-proportioned bedrooms, comprising three generous doubles and two excellent single bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the property continues to impress with a beautifully landscaped rear garden, providing a private setting for entertaining and family enjoyment. To the front, a driveway offers ample off-road parking and leads to



Hall
This welcoming entrance hall features soft carpeting and neutral walls, setting a warm tone as you enter the home. A staircase with a wooden banister leads to the first floor, and there is a convenient downstairs WC nearby.

Living Room 17' 10" x 13' 9" (5.44m x 4.19m)
The living room is a spacious and welcoming reception room, offering a comfortable setting for both everyday living and entertaining. A large bay window fills the room with natural light, creating a bright yet cosy atmosphere, while the generous proportions provide excellent flexibility for a range of furniture layouts.

Kitchen 18' 5" x 9' 9" (5.61m x 2.97m)
Beautifully appointed and designed with both functionality and family living in mind, the kitchen offers an excellent range of fitted units, ample preparation space and integrated appliances. There is plenty of room for informal dining, while direct access to the rear garden makes it ideal for both everyday living and entertaining.

Dining Room 9' 10" x 8' 11" (3.00m x 2.72m)
Perfect for both everyday family meals and special occasions, the separate dining room provides generous space for formal dining. Sliding doors lead seamlessly into the conservatory, enhancing the sense of space while filling the room with natural light.

Conservatory 10' 3" x 8' 2" (3.12m x 2.49m)
This bright conservatory offers a charming spot to relax and enjoy garden views. Its floor is finished in wood-effect laminate, and large windows surround the space, creating a light and airy atmosphere.

Utility Room 7' 7" x 4' 6" (2.31m x 1.37m)
Practical and compact, the utility room includes space for a washing machine and dryer beneath work surfaces. It matches the kitchen's cabinetry and offers additional storage with wall-mounted units, making household tasks easier.

Main Bedroom 12' 1" x 9' 7" (3.68m x 2.92m)
The main bedroom is a restful retreat featuring built-in wardrobes with a dressing table area, providing excellent storage and a dedicated space for getting ready. Soft carpeting underfoot and a large window enhance the sense of comfort and light. An en-suite shower room adds privacy and convenience.

En-suite 8' 0" x 4' 4" (2.44m x 1.32m)
The en-suite shower room attached to the main bedroom is neatly tiled and includes a corner shower cubicle, a toilet, and a wash basin, providing a private bathroom space.

Bedroom 2 10' 4" x 9' 3" (3.15m x 2.82m)
Bedroom 2 is a generously proportioned double bedroom, finished with soft carpeting and neutral décor that creates a bright and inviting atmosphere. A large window allows an abundance of natural light to fill the room, enhancing the sense of space. Professionally fitted wardrobes provide excellent built-in storage with a sleek, contemporary finish, complementing the room's clean and well-presented appearance.

Bedroom 3 8' 11" x 7' 7" (2.44m x 2.13m)
Bedroom 3 is a well-proportioned single bedroom, thoughtfully presented with a bright and airy feel. A large window provides an abundance of natural light and offers a pleasant outlook, enhancing the sense of space. The room benefits from professionally fitted wardrobes, providing excellent built-in storage while maintaining a clean and streamlined finish. Soft carpeting and quality finishes complete this attractive and well-maintained bedroom.

Bedroom 4 15' 1" x 7' 7" (4.60m x 2.31m)
Bedroom Four is an impressive double bedroom where space and practicality are seamlessly combined. A full wall of professionally fitted wardrobes creates a striking feature while delivering exceptional storage, allowing the room to retain a clean and uncluttered feel. A large window draws in natural light, enhancing the bright and inviting atmosphere.

Office/Bedroom 5 7' 7" x 7' 3" (2.31m x 2.21m)
Bedroom Five is a versatile room, perfectly suited for use as a home office, nursery or occasional guest bedroom. Bright and well presented, it offers flexibility to adapt to a variety of lifestyle needs.

Bathroom 6' 5" x 6' 4" (1.96m x 1.93m)
Serving the remaining bedrooms, the family bathroom is well presented and fitted with a contemporary suite comprising a bath with shower over, wash hand basin and WC, offering both comfort and convenience.

Rear Garden
The attractive rear garden has been thoughtfully landscaped to create a wonderful space for outdoor living. A spacious paved patio provides the perfect setting for al fresco dining, while the low-maintenance artificial lawn is framed by established planting and enjoys a private, enclosed aspect. Completing the garden is a useful storage shed, making this an ideal space to enjoy throughout the seasons.

Front Exterior
The property enjoys an attractive frontage, with a generous driveway providing ample off-road parking and access to the integral garage. A well-maintained front garden and attractive architectural detailing combine to create an impressive first impression.

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

