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38 St. Michael's Grove
Dudley,
West Midlands
DY2 7SE

Offers In Excess Of £340,000

Situated on St. Michael's Grove, Dudley, this detached family home offers an excellent opportunity for buyers looking to upsize to a spacious, turnkey property. Set within a quiet cul de sac, the property benefits from a peaceful setting with no through traffic, while remaining conveniently located for local amenities, parks and transport links.

The property is approached via a driveway providing off road parking, with access into the welcoming entrance hall through the front door. The entrance hall leads to two versatile reception rooms, with the snug offering the flexibility to be used as a fourth bedroom if required. The main reception room runs the full length of the property and opens into a conservatory at the rear, which is currently utilised as a dining area and provides an enjoyable connection to the garden. The fitted kitchen also benefits from direct access to the garden, making it a practical space for family living and entertaining. To the first floor, a central landing provides access to three bedrooms and the family bathroom. The principal bedroom benefits from its own en suite, while the remaining bedrooms offer flexibility for family members, guests or home working. Outside, the rear garden has been designed for ease of maintenance, featuring artificial lawn, a patio area and a decked seating area, providing a versatile space to relax and entertain.

Offering generous accommodation, flexible living spaces and a convenient location, this well presented detached home is ideally suited to growing families and those looking for a property they can move straight into. An internal viewing is highly recommended to fully appreciate the space and versatility on offer. JH 05/10/2026 V2 EPC-B

Approach
Via a tarmacadam driveway with hedged borders, access into the property via double glazed obscured front door into entrance hall.

Entrance hall
Doors into the reception room, study/snug/bedroom four.

Study/snug/bedroom four 15'1" x 7'2" (4.6 x 2.2)
Double glazed window to front, central heating radiator, two wash hand basins with mixer taps.

Reception room 13'5" max 9'2" min x 23'3" (4.1 max 2.8 min x 7.1)
Double glazed bay window to front, double glazed French doors into the conservatory, two central heating radiators, stairs to first floor accommodation, door way into kitchen.

Kitchen 12'1" x 8'6" (3.7 x 2.6)
Double glazed window to rear, double glazed obscured window to side, double glazed obscured door to side, wall and base units with wood effect surface over, splashback tiling to walls, integrated fridge freezer, Range Master double oven, Belfast sink with mixer tap, central heating boiler, space for washing machine, central heating radiator.

Conservatory
Double glazed obscured French doors to the side, double glazed windows to surround.

First floor landing
Loft access, airing cupboard housing the water tank and doors into:

Bathroom
Double glazed obscured window to front, central heating radiator, corner bath with mixer tap, pedestal wash hand basin with mixer tap and low level flush w.c.

Bedroom one 9'10" x 11'5" (3.0 x 3.5)
Double glazed window to front, central heating radiator, fitted wardrobes with sliding doors, door way into the en-suite.

En-suite
Double glazed window to side, vertical central heating towel rail, electric shower, pedestal wash hand basin with mixer tap and low level flush w.c.

Bedroom two 11'5" x 8'10" (3.5 x 2.7)
Double glazed window to rear, central heating radiator.

Bedroom three 8'10" x 7'10" excluding wardrobes (2.7 x 2.4 excluding wardrobes)
Double glazed window to rear, central heating radiator, fitted wardrobes with sliding doors.

Garden
Decking area, slabbed path to a slabbed patio area at the rear, artificial lawn with raised flower beds to borders and outside tap.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1.

Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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