

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## St. Andrews Close

Dudley, DY3 3AD

Offers In The Region Of £290,000



Situated within the ever-popular Straits area of Lower Gornal, St Andrews Close presents an excellent opportunity to acquire a three-bedroom detached home with fantastic potential to modernise and personalise over time. Offering spacious accommodation throughout, this is a property perfectly suited to buyers looking to place their own stamp on a detached family home whilst comfortably living in the property during any future improvements.

The ground floor comprises a welcoming entrance porch and hallway leading into a generous living room featuring a bay window that allows for plenty of natural light. To the rear, the spacious kitchen/diner provides ample room for family dining and entertaining, with access to a useful downstairs W.C. and views over the rear garden. The layout provides a versatile foundation for modern family living, with scope for future improvements if desired.

Upstairs, the property offers three well-proportioned bedrooms alongside a family bathroom, with the accommodation lending itself perfectly to growing families or buyers needing additional workspace from home.



Living Room 15' 0" x 13' 11" (4.57m x 4.24m)

This inviting living room offers a comfortable, homely space with a large bay window that fills the room with natural light. The neutral decor and carpeted floor provide a warm atmosphere, complemented by a traditional fireplace set into a patterned wallpapered wall. The room is spacious enough for seating arrangements and additional furniture, making it ideal for relaxation or entertaining guests.

Kitchen/Diner 14' 11" x 14' 2" (4.55m x 4.32m)

The kitchen/diner is a practical and well-equipped space featuring wooden cabinetry with ample storage and dark countertops. It incorporates modern appliances including a double oven and a large fridge/freezer, arranged thoughtfully to maximise the room's utility. The dining area comfortably fits a round table and chairs, situated near the staircase and a window providing a pleasant view outside. The kitchen benefits from natural light through a large window above the sink, enhancing the airy feel of the room.

W.C.

The ground floor also includes a practical WC, featuring white tiles with decorative mosaic borders, a small window for ventilation, and a compact white suite with a toilet and washbasin, ideal for convenient use by guests and family members.

Bathroom 7' 7" x 4' 9" (2.30m x 1.45m)

The family bathroom on the first floor is well-appointed with a combination of a bath and separate shower enclosed by glass, complemented by modern tiling throughout the room in neutral tones. It includes a white vanity unit with a basin, a toilet, and a frosted window allowing natural light while maintaining privacy, creating a fresh and functional space.

Bedroom 1 14' 2" x 8' 5" (4.32m x 2.57m)

The principal bedroom is an impressive and spacious room, beautifully presented in neutral tones and benefiting from a large front-facing window that allows an abundance of natural light to flood the space, creating a bright and welcoming atmosphere.

Bedroom 2 11' 3" x 9' 10" (3.43m x 3.00m)

Bedroom two is a generous double bedroom enjoying a pleasant outlook over the rear garden. Well presented and versatile, it offers comfortable accommodation for family members or guests, making it a practical addition to the home.

Bedroom 3 11' 5" x 6' 5" (3.48m x 1.96m)

Bedroom three is a smaller room, ideal for use as a single bedroom or study. It benefits from natural light through the window and offers space for a bed and essential furniture, perfect for a child's room or a home office.

Porch

The inviting front porch provides a sheltered entrance to the home, leading directly into the living room and hallway, with access to the kitchen and stairs to the first floor.

Rear Garden

The rear garden is a charming outdoor space with a paved patio area perfect for seating or alfresco dining. The garden extends into an Astroturf lawn bordered by mature trees and fencing, offering privacy and a natural backdrop.

Front Exterior

The frontage of the property features a block-paved driveway offering off-road parking and a neatly maintained area with mature planting. The entrance has a charming covered porch area, creating a welcoming first impression.

Garage 20' 10" x 7' 10" (6.35m x 2.39m)

The garage provides secure parking and additional storage space, with access from the driveway and a door leading into a small covered area which offers access to the garden. There is also access into the house via a door into the hall for added convenience.

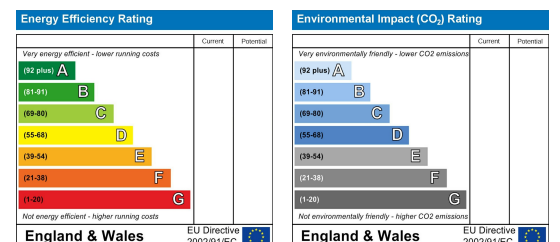
## Area Map



## 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.

3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email: [sedgley@hunters.com](mailto:sedgley@hunters.com) <https://www.hunters.com>