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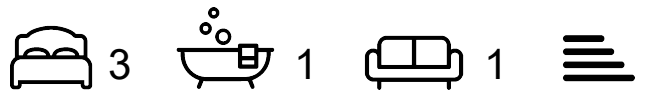
HERE TO GET *you* THERE



Hockley Road

Bramford Estate, Bilston, WV14 9TT

Offers In Excess Of £300,000



Hunters are pleased to present this beautifully presented and thoughtfully extended three-bedroom semi-detached home, ideally situated on the popular Bramford Estate in Dudley. Offering spacious and versatile accommodation throughout, this impressive property provides an excellent opportunity for families, first-time buyers and those looking for a home that is ready to move straight into.

Upon entering, the property opens into a welcoming lounge, providing a comfortable and inviting space to relax and unwind. To the rear, the impressive modern fitted kitchen/diner forms the heart of the home, offering an excellent combination of contemporary styling and practical living space. The extension creates a generous dining and family area, while a large skylight allows natural light to flood into the room, creating a bright and airy environment. The kitchen provides ample storage and worktop space, making it ideal for both everyday family life and entertaining guests. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, providing comfortable and versatile accommodation for a growing family, guests or those requiring a home office. The property is further enhanced by a stunning modern family bathroom, finished to a high standard and offering a stylish and contemporary space.



Kitchen/Diner 20' 0" x 16' 5" (6.10m x 5.00m)
This spacious kitchen and dining area is beautifully lit by a large skylight, creating a bright and airy atmosphere. The kitchen cabinetry is painted in a muted green with brass handles, complemented by marble-effect worktops and a white apron-front sink beneath a window overlooking the garden. Integrated appliances are seamlessly built into the units, and French doors open directly onto the rear garden patio.

Living Room 12' 7" x 11' 10" (3.84m x 3.61m)
Comfortable and inviting, this living room benefits from a large bay window that fills the space with natural light. The room features soft grey carpeting and a neutral colour scheme, ideal for relaxing or entertaining.

W.C.
The ground floor cloakroom features a modern white suite with a compact basin and toilet. A wooden vertical radiator adds a stylish touch to the pale green walls, creating a fresh and functional space for guests.

Landing
The landing on the first floor is bright and airy, featuring a window to the side and access to all three bedrooms and the bathroom. Neutral walls and carpeting keep the space feeling light and fresh.

Bedroom 1 14' 6" x 11' 3" (4.42m x 3.43m)
Bedroom 1 is a generous principal room with a large bay window that brings in plenty of natural light. Neutral décor and soft carpeting create a calm and restful environment. The room is spacious enough for a double bed and additional bedroom furniture, making it a lovely main bedroom.

Bedroom 2 10' 10" x 10' 7" (3.30m x 3.23m)
Bedroom 2 is a well-proportioned double room with two windows that allow good natural light. The soft grey carpeting and light walls give a neutral backdrop that can suit various styles and uses.

Bedroom 3 7' 11" x 7' 4" (2.41m x 2.24m)
Bedroom 3 is a cosy, smaller bedroom ideal as a child's room, guest room, or study. It features soft carpeting and a window that ensures daylight brightens the space.

Bathroom 7' 6" x 7' 2" (2.29m x 2.18m)
The family bathroom combines classic and contemporary styles, with half-height white subway tiles against a pale green wall. It includes a bathtub with a shower above, a white ceramic sink set in a wooden vanity unit, and a toilet. Patterned tiling on the floor complements the traditional look, while a window provides natural light.

Rear Garden
The rear garden is enclosed by fencing with a paved patio area, perfect for outdoor seating and entertaining. There are sections of lawn bordered by the paved pathway, and the garden is private and well-maintained. A corner seating area provides a cosy spot to relax.

Front Exterior
The front exterior of the property features a spacious driveway leading to the garage, alongside a lawn with mature shrubs. The house is a traditional semi-detached brick build with bay windows, a tiled roof, and a welcoming entrance porch.

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

