

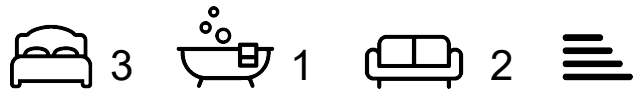
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Talbot Road

Dudley, DY2 0HS



Council Tax: A



# 18 Talbot Road

Dudley, DY2 0HS

£235,000



## The Front of The Property

There is a tarmacadam driveway, block paved front garden, up and over door to car port, and a double glazed door to porch.

## Porch

With a double glazed door leading from the front of the property, there is a double glazed door leading to entrance hall.

## Entrance Hall

With a double glazed door leading from the porch, doors to various rooms, under stairs storage cupboard, additional storage cupboard, stairs to first floor landing and a central heating radiator.

## Lounge

15'5" x 13'5" (4.7m x 4.1m)

With a door leading from the entrance hall, feature fireplace, doors to dining room, bay to front with double glazed windows and a central heating radiator.

## Dining Room

10'2" x 10'5" (3.1m x 3.2m)

With a door leading from the lounge, patio doors to garden and a central heating radiator.

## Kitchen

10'2" x 8'10" (3.1m x 2.7m)

With a door leading from the entrance hall, a range of wall and base units, stainless steel sink drainer, tiled splashback, space for gas cooker/hob with ventilation above, plumbing for washing machine, space for fridge/freezer, spotlights, door to utility room and a double glazed window to side.

## Utility

10'9" x 8'10" (3.3m x 2.7m)

With a door leading from the kitchen, base units, door to cloakroom, double glazed door to garden, double glazed window to side, and a central heating radiator.

## Cloakroom

With a door leading from the utility, W/C and a central heating radiator.

## Landing

With stairs leading from the entrance hall, doors to various rooms, airing cupboard, loft access and a double glazed window to side.

### Bathroom

4'7" x 8'2" (1.4m x 2.5m )

With a door leading from the landing, W/C, hand wash basin, tiled splashback, walk in shower with sliding screen, double glazed window to side and a central heating radiator.

### Bedroom One

11'9" x 9'10" (3.6m x 3m)

With a door leading from the landing, built in wardrobes, double glazed window to front and a central heating.

### Bedroom Two

10'2" x 9'6" (3.1m x 2.9m)

With a door leading from the landing, double glazed window to rear and a central heating radiator.

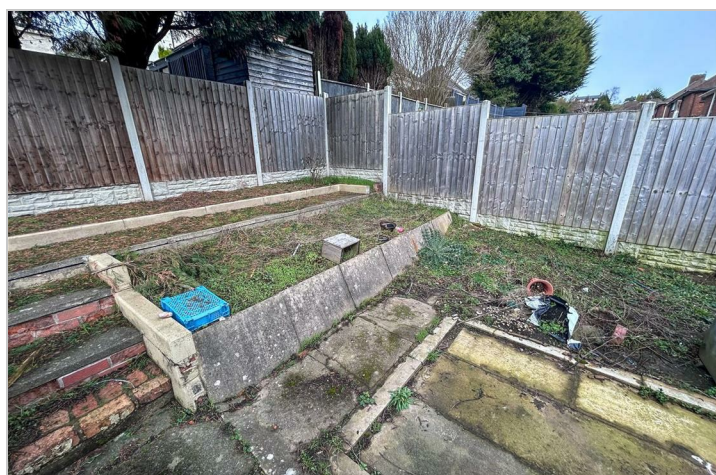
### Bedroom Three

8'10" x 8'6" (2.7m x 2.6m)

With a door leading from the landing, built in storage, double glazed window to front and a central heating radiator.

### Garden

With a double glazed door leading from the utility room, slab patio, shrubbed borders, and stairs leading for further slab patio.



A map showing the location of Saltwells Local Nature Reserve. The reserve is marked with an orange pin. The map includes labels for 'Pedmore Rd', 'NETHERTON', and 'Halesowen'. The Google logo is visible in the bottom left corner, and the text 'Map data ©2026 Google' is in the bottom right corner.

GROUND FLOOR

1ST FLOOR

WC

UTILITY ROOM

DINING ROOM

KITCHEN

LOUNGE

ENTRANCE HALL

STORAGE

UP

BEDROOM

BATHROOM

LANDING

DOWN

STORAGE

BEDROOM

BEDROOM

STORAGE

**HUNTERS**  
HERE TO GET you THERE

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with MemoPro C200.

| Energy Efficiency Rating                                                                                                                                                                                                    |  | Current | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |         |           |
| <p>Not energy efficient - higher running costs</p>                                                                                                                                                                          |  |         |           |

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