



GRADE A ENERGY RATED WITH  
10 YEAR WARRANTY

OUR QUALITY  
TEAM HOME  
S WAITING!

Prices starting from;  
**£295,000**

GRAND NEW SELECTION  
OF 3 & 4 BEDROOM  
HOMES.



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**£295,000**

16 Straits Road, Dudley, Staffordshire, DY3 2UT

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**\*\*COMING SOON - 3-4 BEDROOM HOMES!\*\*** PRICES STARTING FROM £295,000.

Welcome to our newest development at the former Fidler Arms site in DY3 2UT, where modern design meets the comfort of a well-connected community. This exceptional selection of 3 and 4-bedroom homes is crafted for contemporary living, boasting Grade A energy efficiency to ensure lower running costs and a sustainable lifestyle. Each home is built to an impressive standard with high-specification finishes throughout, ensuring a premium look and feel that stands the test of time. With a 10-year build warranty, homeowners can enjoy complete peace of mind while they settle into their new space. Explore the ideal blend of quality and convenience in this inviting new community—perfectly suited for families, professionals, and those looking to upgrade to a stylish, future-ready home.

Offering good accessibility into all of the local amenities all these properties are perfectly situated over two/three floors, they are designed to offer the flexibility to utilise the rooms to suit your dynamic and will meet

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## Approach

The property is approached via a composite front entry door opening into:

## Hallway

With ceiling light point, door opening into airing cupboard, stairs giving rise to the first floor landing door opening into:

## Ground Floor WC

5'8" x 2'4" (1.75 x 0.72)

\With wall mounted heated towel rail, low flush WC and double glazed obscured window to the side aspect.

## Kitchen

7'1" x 13'8" (2.17 x 4.17)

With double glazed window to the front aspect, central heating radiator, ceiling light point and open walkway into:

## Living Area

17'7" x 13'2" (5.37 x 4.02)

With double glazed patio doors giving views and access to the rear garden and under stairs storage cupboard providing useful storage.

## First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed opaque window to the side aspect, ceiling light point, stairs giving rise to the top floor and doors opening into:

## Bedroom Two

13'1" x 11'11" (4.01 x 3.65)

With two double glazed windows to the rear aspect, central heating radiator and door opening into:

## Jack and Jill Bathroom

7'0" x 5'6" (2.14 x 1.68)

## Bedroom One

12'0" max x 13'2" (3.67 max x 4.02)

With two double glazed windows to the front aspect and central heating radiator.

## Top Floor Accommodation

From the first floor stairs gives rise to the top floor landing area with door opening into:

## Bedroom

20'2" x 13'2" (6.17 x 4.03)

With double glazed window to the front aspect, Velux window, central heating radiator and door opening into:

## En-Suite Shower Room

5'0" x 4'7" (1.54 x 1.41)

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## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions