

HUNTERS[®]

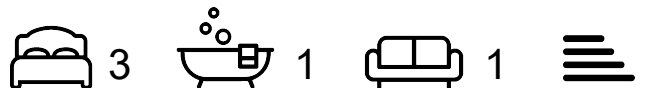
HERE TO GET *you* THERE



Harcourt Drive.

Dudley, DY3 2PW

Asking Price £250,000



Situated on the ever-popular Milking Bank Estate, this beautifully presented three-bedroom semi-detached home offers stylish, thoughtfully designed accommodation throughout, making it an ideal choice for first-time buyers, growing families or anyone looking for a home ready to enjoy from the moment they move in.

A welcoming entrance hall leads into a spacious living and dining room, creating a superb setting for both everyday family life and entertaining. To the rear, the generous breakfast kitchen is fitted with an attractive range of units, complemented by granite worktops, offering ample preparation space, room for dining and direct access to the rear garden. An integral garage provides valuable storage, secure parking or exciting potential for conversion, subject to the necessary permissions.

The first floor comprises two well-proportioned double bedrooms, a versatile third bedroom and a contemporary family bathroom, providing comfortable and practical accommodation for modern family living.

The beautifully established rear garden offers a wonderfully peaceful retreat, with mature planting creating colour and interest throughout the seasons. Enjoying an excellent degree of privacy as it is not overlooked, it



Living/Dining Room 23' 5" x 12' 5" (7.14m x 3.78m)
This inviting living and dining room features a spacious layout with a bay window at the front, allowing ample natural light to fill the space. A traditional fireplace forms the central focal point, adding warmth and charm, while neutral decor creates a calm and welcoming atmosphere. The dining area is positioned towards the rear, with doors that open out to the garden, providing a lovely view and easy access to outdoor entertaining.

Kitchen 15' 7" x 11' 6" (4.75m x 3.51m)
The kitchen is well-appointed with a range of wooden cabinets topped with dark granite work surfaces. Natural light pours in through the windows overlooking the garden, complemented by recessed ceiling lights. A large cooker with a tiled splashback acts as a focal point, while the layout maximises workspace and storage. Access to the garden is available via a door to the rear, making it convenient for both everyday use and outdoor dining. This space is perfect for hosting, a real hub of the home.

Bedroom 1 12' 8" x 9' 3" (3.86m x 2.82m)
Bedroom One is a beautifully presented double bedroom, offering a calm and inviting atmosphere. A large window allows plenty of natural light to fill the room, while the generous built-in wardrobe provides excellent storage. The well-planned layout creates a comfortable and relaxing space, ideal as a principal bedroom.

Bedroom 2 9' 9" x 6' 0" (2.97m x 1.83m)
Bedroom Two is another beautifully presented double bedroom, offering a bright and comfortable space with excellent versatility. Benefiting from built-in wardrobes, it provides ample storage while still allowing plenty of room for additional furniture, making it an ideal bedroom for family members or guests.

Bedroom 3 7' 4" x 6' 0" (2.24m x 1.83m)
Bedroom Three is a well-presented single bedroom, offering a bright and versatile space ideal for a child's room, nursery or home office. Built-in storage cupboards make excellent use of the available space, providing practical storage while maintaining a comfortable and functional layout.

Bathroom 6' 5" x 6' 0" (1.96m x 1.83m)
The bathroom is fitted with a white suite including a bath with an overhead shower, a pedestal sink, and a WC. Neutral tiling surrounds the bath area and a frosted window allows in natural light while maintaining privacy.

Hall
The entrance hall creates a welcoming first impression, offering a bright and well-presented space that sets the tone for the rest of the home. It provides access to the principal ground floor accommodation and staircase to the first floor, creating a practical and inviting entrance.

Landing
The first-floor landing is bright and airy, benefiting from a window to the side. It provides access to all the bedrooms and the bathroom, with a crisp, clean decor that complements the rest of the home.

Rear Garden
The rear garden is a delightful outdoor space, featuring a paved patio area perfect for seating and dining, surrounded by mature shrubs and flowerbeds. Beyond this, the garden opens to a lawn bordered by trees and additional planting, offering privacy and a peaceful setting for outdoor enjoyment throughout the seasons.

Front Exterior
The front exterior presents a well-maintained facade with a driveway leading to an integral garage. Established shrubs and a small lawn frame the front door and bay window, creating an inviting entrance and complementing the brick and white detailing of the property.

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.

Area Map



Floor Plans



Energy Efficiency Graph

