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Alderdale Avenue, Dudley

Asking Price £325,000



Hunters are delighted to present this beautifully presented three-bedroom detached family home, situated on the popular Northway in Sedgley. Offering well-proportioned accommodation throughout, this impressive property is ideally suited to families, first-time buyers, or those looking to upsize.

The ground floor features two versatile reception rooms. The principal reception room enjoys an abundance of natural light through large windows overlooking the rear garden, creating a bright and welcoming living space. A second reception room provides excellent flexibility and could be utilised as a formal dining room, playroom, or home office. The well-appointed kitchen is flooded with natural light and offers direct access to the conservatory, further enhancing the property's living and entertaining space. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, the property offers a spacious principal double bedroom with built-in wardrobes, a second generous double bedroom, and a well-proportioned single bedroom. The family bathroom is fitted with both a bath and a separate shower cubicle, catering to the needs of modern family living.

Externally, the property boasts a beautifully maintained rear garden, providing an ideal space for outdoor relaxation and entertaining. Further benefits include a single garage and off-road parking.

Northway is a well-established residential location within Sedgley, offering a peaceful setting while remaining conveniently close to a wide range of local amenities. Sedgley village centre is within easy reach and provides an excellent selection of independent shops, supermarkets, cafés, restaurants, and everyday services. The area is well served by a choice of highly regarded primary and secondary schools, making it particularly attractive to families. Nearby parks, nature reserves, and open green spaces offer excellent opportunities for walking, leisure, and outdoor recreation.

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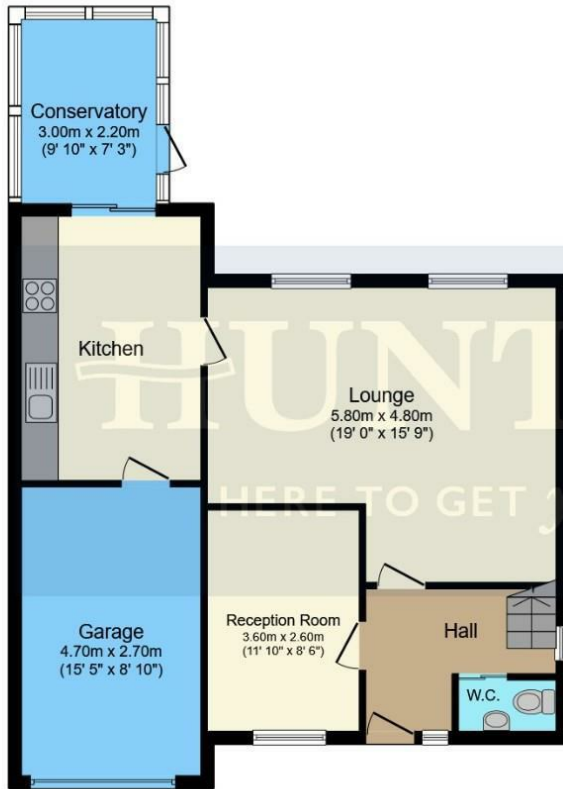


KEY FEATURES

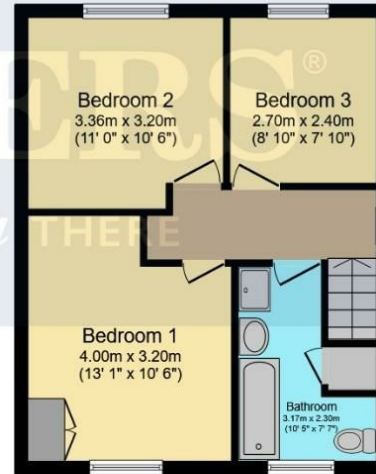
- DETACHED FAMILY HOME
 - THREE BEDROOMS
 - SPACIOUS LOUNGE
 - DOWNSTAIRS WC
 - CONSERVATORY
 - GARAGE
 - OFF ROAD PARKING
- STUNNING REAR GARDEN







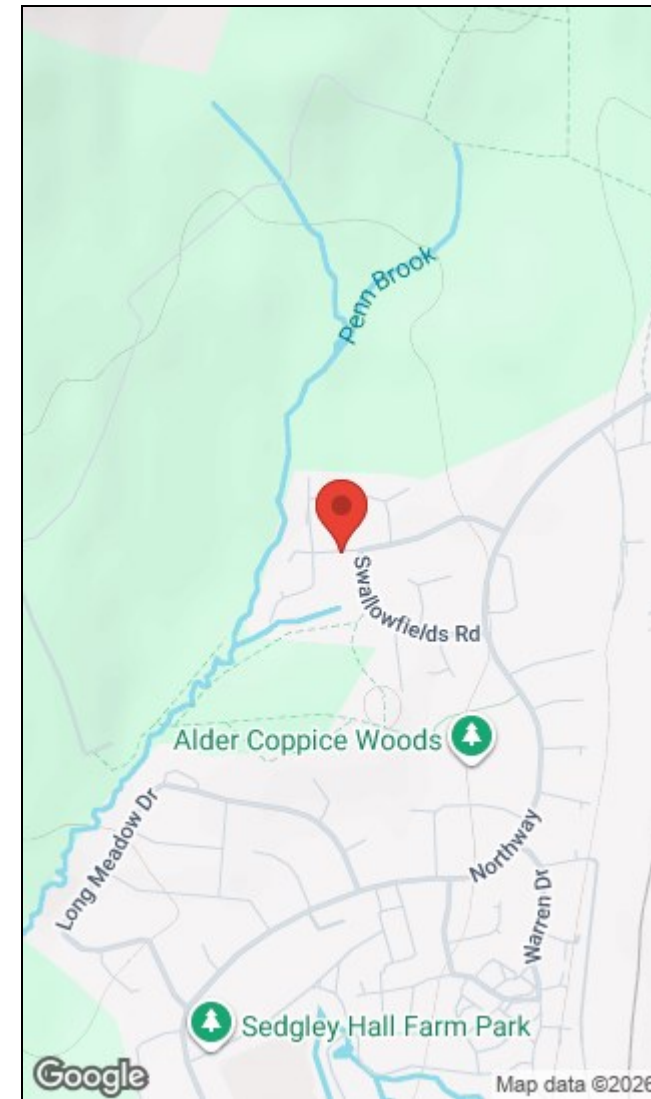
Ground Floor



First Floor

Total floor area 116.3 sq.m. (1,252 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	76
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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