



The
LEE, SHAW
Partnership

27 Maitland Road
Dudley

IDEAL FOR FIRST TIME BUYERS

This deceptively spacious 3/4 bedroom semi-detached family house offers versatile accommodation throughout, making it ideal for first time buyers or those looking to downsize!

Maitland Road is situated on the popular 'Russells Hall Estate' and is conveniently located for a range of local amenities, Primary & Secondary schools and public transport links. The property is also within close proximity to Russells Hall Hospital and Merry Hill Shopping Centre.

With gas central heating, partial double glazing and accommodation comprising; Porch, Reception Hall, Lounge, Bedroom/Dining Room, Wet Room, Kitchen, Landing, 2 Bedrooms, Bathroom, 2nd floor Landing, Bedroom and Rear Garden.

OVERALL, THIS IS A CONVENIENTLY PLACED AND SPACIOUS FAMILY HOME - VIEWING IS HIGHLY RECOMMENDED!

On the Ground Floor, the Porch leads though to the front door, which opens into the Entrance Hall, with stairs to first floor Landing and doors to;





VERSATILE ACCOMMODATION THROUGHOUT

The Lounge is located at the front with sash style double glazed windows and log burner with surround.

The Kitchen is fitted with grey gloss wall and base cupboards, worktops, splashback tiles, inset sink and space for appliances.

To the rear of the property is a versatile Bedroom, which could alternatively be utilised as a Dining Room or additional Sitting Room depending on your requirements. This room further benefits from the convenience of a Wet Room.

The Wet Room is fitted with WC, hand basin, electric shower head, vertical radiator and wall mounted mirror.

To First Floor, the Landing has an airing cupboard and doors to;

There are 2 double Bedrooms. The House Bathroom is fitted with suite comprising; WC, pedestal sink, bath with electric shower over, tiled walls and vertical radiators.

To the 2nd floor Landing there is a double Bedroom with Velux windows and eave storage.



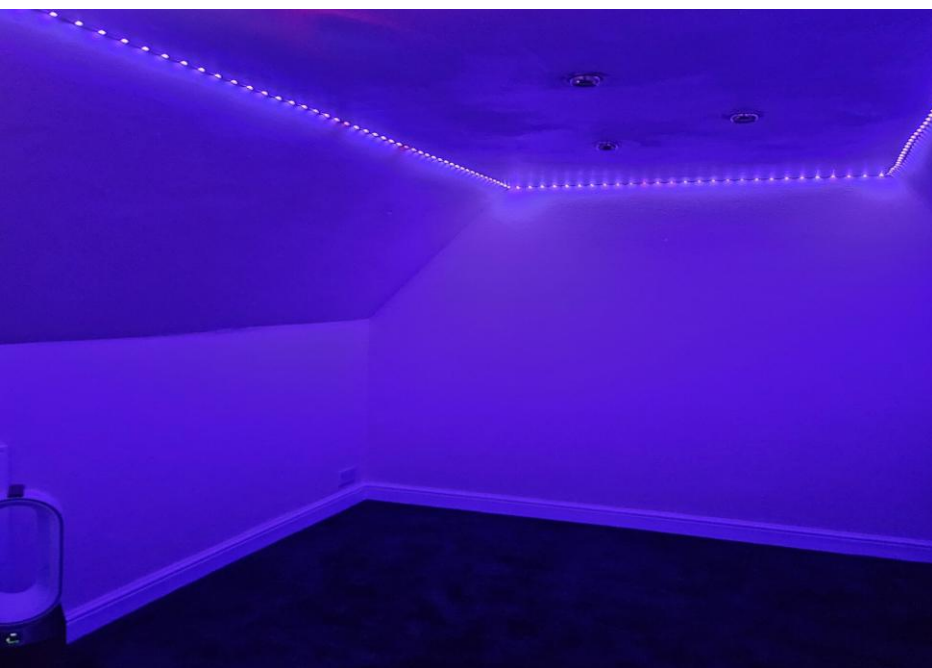


SPACIOUS REAR GARDEN

Externally, the rear garden features a spacious paved patio with a wooden picket fence providing access to the lawned area. The garden is enhanced by mature shrubs and planting, together with a garden shed, pergola with seating area and an outside water tap.

To the front, there is a blocked paved driveway providing off road parking, shrubs and planting.

Tenure: Freehold. Construction: Brick with pitched tiled roof. Services: All main services are connected.
Broadband/Mobile Coverage: visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. Council Tax Band: C





The
LEE, SHAW
Partnership

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners - an outline of these can be found on www.leeshaw.com/downloads/referral-fees.pdf



Measurements:

Lounge: 4.1m x 2.9m

Kitchen: 4.5m x 1.9m

Bedroom/Dining Room: 3.4m x 3.3m

Wet Room: 2.3m x 1.5m

Landing

Bedroom 2: 3.0m x 2.7m

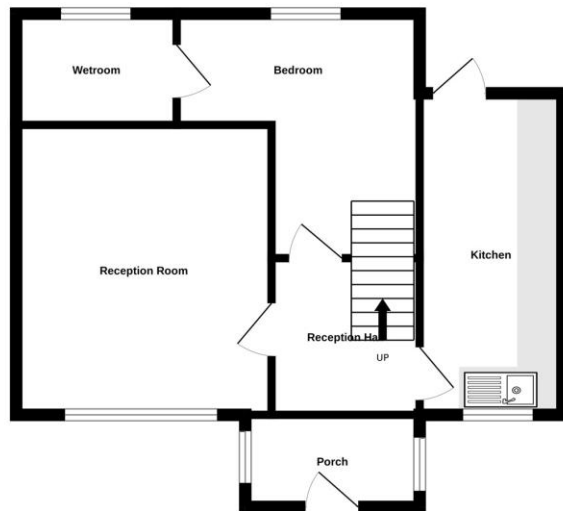
Bedroom 1: 3.3m x 3.1m

Bathroom: 1.9m x 1.6m

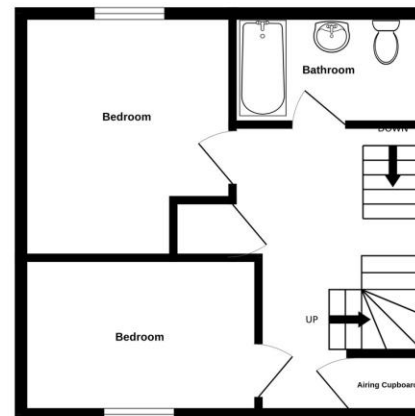
Bedroom/Loft Room: 3.7m x 2.8m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

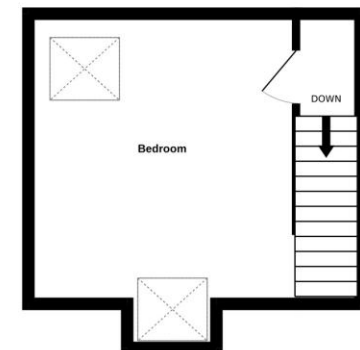
Ground Floor



1st Floor



2nd Floor



FLOOR PLANS

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026

The **LEE, SHAW** Partnership

VALUE. SELL. LET.

Selling Agents: The Lee, Shaw PARTNERSHIP

The Cross Offices, Summerhill, Kingswinford
West Midlands DY6 9JE

Sales: (01384) 287622
kingswinford@leeshaw.com
www.leeshaw.com

In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A nonrefundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.