

# HUNTERS<sup>®</sup>

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## Botany Drive

Dudley, DY3 3XT

Offers In Excess Of £375,000



This well-proportioned four-bedroom detached home in the popular area of Upper Gornal offers generous living space, practical features and a convenient location close to everyday amenities.

The ground floor provides flexible accommodation suited to modern family living, including two reception rooms that can be used for relaxing, dining or entertaining. One of these rooms leads directly into a conservatory, creating a bright additional living space with views over the garden. The kitchen is complemented by a separate utility room, offering useful space for laundry and extra storage.

Upstairs, the property continues to offer excellent space with four good-sized double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property benefits from off-street parking and a single garage, providing both secure parking and further storage.



### Living Room 14'5" x 14'2" (4.39m x 4.32m)

This welcoming living room is spacious and light, featuring a large window with diamond-patterned glazing bars that allow plenty of natural light to fill the space. The neutral carpet and walls create a warm and inviting atmosphere, complemented by tasteful wooden furniture and subtle decorative accents. The room flows comfortably into the adjoining dining room, providing a flexible area for relaxation and entertaining.

### Dining Room 9'3" x 8'7" (2.82m x 2.62m)

This dining room offers a cosy setting for meals, with wood-style flooring that adds a touch of natural warmth. A large window and patio door open onto the conservatory, creating a bright and airy feel. The room is painted in a light neutral shade, making it a perfect space for family dining or casual gatherings.

### Kitchen 9'3" x 8'7" (2.82m x 2.62m)

The kitchen has a charming and practical layout, featuring cream shaker-style cabinets with wood-effect worktops and a tiled splashback in blue and white tones that adds character. There is a built-in oven with a gas hob, and space for a dishwasher beneath the counter. The wood-effect flooring continues here, extending into the utility room for a seamless flow. A door leads out to the utility area, enhancing convenience.

### Utility 8'7" x 7'7" (2.62m x 2.31m)

A practical utility room with matching cabinetry and wood-effect flooring continues the style from the kitchen. It houses laundry appliances and offers direct access to the garage and rear garden via separate doors, making it ideal for everyday tasks and additional storage.

### Conservatory 19'2" x 9'10" (5.84m x 3.00m)

Flooded with natural light from multiple windows and patio doors, the conservatory offers a bright and cheerful space with a pleasant garden outlook. It is laid with wood-effect flooring and comfortably fits a large dining table and seating area, perfect for enjoying meals or relaxing while taking in the views of the garden and beyond.

### Main Bedroom 10'1" x 10'0" (3.07m x 3.05m)

The main bedroom provides a restful retreat with a peaceful green accent wall behind the wooden bed frame, matched with white bedside tables. There is a large built-in wardrobe offering ample storage and an additional wardrobe in an alcove, while a window fills the room with soft natural light, creating a calm and comfortable atmosphere.

### Bedroom 2 15'0" x 10'6" (4.57m x 3.20m)

Bedroom 2 is a comfortable double room with blue carpeting and light blue walls. It is furnished with a bed, desk and wardrobe, making it versatile as a bedroom or study space. The window looks out towards the front of the property, allowing good natural light.

### Bedroom 3 9'10" x 8'4" (3.00m x 2.54m)

Bedroom 3 is a generously sized double room featuring a dark wood bed frame and light furnishings. A large window overlooks the garden. The room benefits from light wood-effect flooring and natural painted walls, making it bright and welcoming.

### Bedroom 4 10'8" x 7'8" (3.25m x 2.34m)

Bedroom 4 is fitted with wood-effect flooring and a large window that provides a pleasant view outdoors. It is furnished with a desk and chair, surrounded by bookshelves, offering a quiet and practical workspace within the home.

### En-suite 6'4" x 4'11" (1.93m x 1.50m)

The en-suite shower room is compact and fitted with a shower cubicle, toilet, and a small window for ventilation. The neutral tiling and clean lines make it a practical and fresh addition to the main bedroom.

### Bathroom 7'8" x 6'0" (2.34m x 1.83m)

The family bathroom is a well-appointed space featuring a bathtub with overhead shower, a toilet, and a wash basin set in a vanity unit. The walls are tiled in neutral tones, and a large window allows plenty of daylight to brighten the room.

### W.C.

The downstairs cloakroom is compact but functional, with a small wash basin and WC. It is finished with light-coloured tiling and a radiator, positioned conveniently off the hallway.

### Landing

The first-floor landing is bright and open, with a light carpet underfoot and access to all bedrooms, the family bathroom, and an airing cupboard. The space is neutrally decorated and offers a practical transition area between rooms.

### Rear Garden

The rear south facing garden is a lovely expanse of lawn extending down a gentle slope with a paved path running alongside. Mature trees and shrubs provide privacy and a natural backdrop, while the garden enjoys an elevated position with far-reaching views over the neighbouring area and countryside beyond. A lawned patio area offers space for outdoor seating and dining.

### Front Exterior

The front exterior of the property is a traditional two-storey detached home with a brick façade and tiled roof. It features a garage to the side with an up-and-over door, a driveway offering off-road parking for multiple vehicles, and a well-maintained lawn bordered by mature trees and shrubs, creating a welcoming entrance.

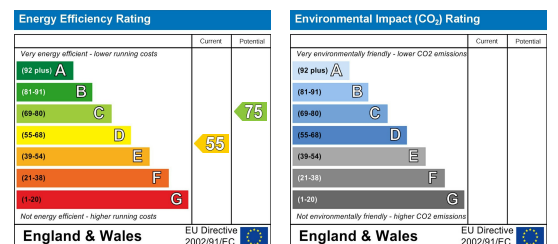
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.

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