

HUNTERS[®]

HERE TO GET *you* THERE



Sulgrave Close

Earls Keep, Dudley, DY1 3DE

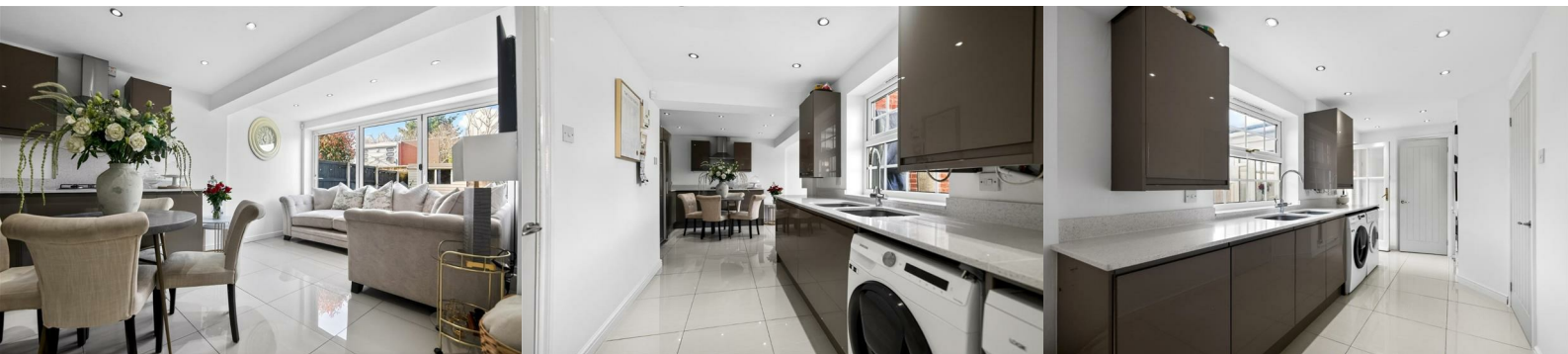
Offers In The Region Of £500,000



Hunters are delighted to present this exceptional four-bedroom detached family home, situated within the highly sought-after Earls Keep development in Dudley. Offering spacious and versatile accommodation throughout, this beautifully presented property is ideally suited to modern family living, with excellent access to local amenities, reputable schools, and nearby green spaces.

Upon entering, the property immediately impresses with its well-considered layout and high-quality finish. The ground floor boasts a generous separate reception room, perfectly suited for both relaxing and entertaining, with ample space for formal dining. This flows seamlessly into a bright and airy conservatory, providing an additional reception area with pleasant views over the rear garden—ideal as a family room, playroom, or quiet retreat.

Further enhancing the ground floor is the benefit of underfloor heating, creating a warm and comfortable living environment, alongside a convenient downstairs WC. Externally, the property offers off-road parking to the front, while to the rear there is a private and enclosed garden, perfect for families, outdoor dining, and entertaining during the warmer months.



Front Exterior

This striking red-brick residence features a traditional yet stylish exterior with a pitched roof, garage, and a welcoming front door framed by elegant windows. The driveway offers ample parking space, and the house sits comfortably amid a neat front garden with mature shrubs, adding to its curb appeal.

Kitchen/Breakfast Room 25' 5" x 9' 10" (7.75m x 3.00m)

Spanning an impressive 7.75 by 3.00 metres, the kitchen/breakfast room is a bright and contemporary space fitted with sleek, dark cabinetry and light quartz countertops. Integrated appliances and a space for a washing machine sits beneath the counter, while the room flows seamlessly into an inviting dining area where a round table and upholstered chairs create the perfect spot for casual meals. Bifold doors flood the space with natural light, and glossy tiled floors add a polished finish.

Conservatory 11' 6" x 8' 10" (3.50m x 2.70m)

The conservatory measures 3.50 by 2.70 metres and provides a tranquil spot to relax while enjoying garden views. It features large windows on three sides and a glazed door opening onto the patio, allowing plenty of natural light to fill the room. The neutral flooring continues here, enhancing the sense of brightness and connection to the outdoors.

Lounge 22' 9" x 13' 1" (6.94m x 4.00m)

This generous lounge extends to 6.94 by 4.00 metres, offering a spacious and comfortable living area. Neutral carpeting and fresh white walls create a calm atmosphere, while a bay window at the front lets in ample daylight. The room has plenty of space for relaxing or entertaining, making it a welcoming heart of the home.

Dining Room

Adjoining the lounge is a dedicated dining area, defined by a cosy space furnished with a glass-topped round table and plush, velvet-covered chairs. The walls are kept light and reflective, enhanced by a large mirror, which helps to create an intimate yet elegant environment for dining or entertaining guests.

Hall

Two halls provide practical access to the ground floor rooms and stairs. The main hallway is bright and welcoming, illuminated by a distinctive arched window that lets in dappled daylight. The secondary hall connects the kitchen and lounge areas efficiently and includes a conveniently located WC with stylish tiled walls and modern fixtures.

Bedroom 1 14' 6" x 10' 6" (4.41m x 3.20m)

Bedroom 1 is a spacious principal bedroom measuring 4.41 by 3.20 metres. It features a large window overlooking the front garden, allowing plenty of natural light to pour in. The room comfortably accommodates a double bed and bedside tables, with ample space for additional furniture. An en-suite shower room adds privacy and convenience.

Bedroom 2 12' 4" x 10' 6" (3.76m x 3.20m)

Bedroom 2 measures 3.76 by 3.20 metres and is tastefully presented in muted tones. The room benefits from a large window at the front, flooding the space with daylight. There is built-in storage along one wall, providing practical space for clothes and belongings. An en-suite shower room enhances the room's comfort and privacy.

Bedroom 3 10' 2" x 7' 9" (3.10m x 2.35m)

Bedroom 3 measures 3.10 by 2.35 metres and offers a bright, cosy space with a window to the rear. It is ideal as a guest room or for children, with enough room for a bed and storage furniture.

Bedroom 4 8' 1" x 7' 3" (2.46m x 2.20m)

Bedroom 4, measuring 2.46 by 2.20 metres, is a compact room perfect for use as a nursery, study, or single bedroom. It benefits from a window to the rear and is adjacent to an en-suite shower room, adding convenience.

Study

This bright and practical study features a large window, letting natural light fill the space. It is furnished with a simple desk and chair, making it an ideal home office or quiet workspace.

Bathroom 7' 3" x 5' 7" (2.20m x 1.70m)

The family bathroom is tiled in light neutral tones, fitted with a modern sink and WC, and benefits from a window that provides natural daylight. A separate shower cubicle adds to the room's practicality and style.

En-suite

The en-suite shower rooms are fitted with contemporary white sanitary ware and have a fresh and modern tiled finish. They provide added comfort and privacy to their respective bedrooms.

Rear Garden

The rear garden is a well-maintained and private outdoor space featuring a neat lawn bordered by mature shrubs and trees. A paved patio area provides an ideal spot for outdoor seating and entertaining, creating a lovely connection to the conservatory and kitchen area for relaxed garden living.

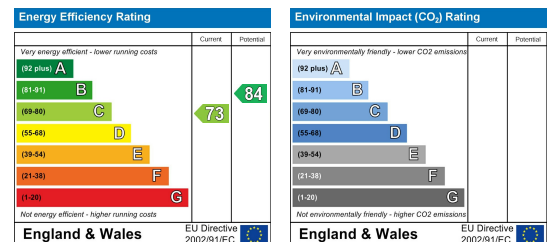
Area Map



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.

3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email: sedgley@hunters.com <https://www.hunters.com>