

# HUNTERS<sup>®</sup>

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## Goodrich Mews

Dudley, DY3 2FG

Offers Over £250,000



### Living Room 15' 5" x 9' 5" (4.70m x 2.87m)

The living room is a comfortable and inviting space, naturally lit by a large bay window at the front of the house. It provides ample room for seating and relaxation, making it a perfect spot to unwind or entertain.

### Kitchen/Dining Area 15' 4" x 10' 8" (4.67m x 3.25m)

The kitchen and dining area is well-proportioned and bright, with a window overlooking the rear garden. It is fitted with modern units, and has space for a dining table. The layout offers a practical and sociable area for cooking and family meals.

### W.C.

The downstairs WC is a convenient space with a window providing natural light. It comprises a toilet and a sink with simple tiling, making it practical for everyday use.

### Master Bedroom 10' 5" x 9' 7" (3.18m x 2.92m)

The main bedroom is a light and airy room featuring a double window that fills the space with natural daylight. It benefits from an en-suite shower room, providing privacy and convenience.

### Bedroom 2 11' 4" x 8' 4" (3.45m x 2.54m)

Bedroom 2 is a good-sized room with a fitted wardrobe and a window that overlooks the front of the property. Its shape and size make it versatile for use as a bedroom or home office.

### Bedroom 3 9' 10" x 6' 10" (3.00m x 2.08m)

Bedroom 3 is suitable as a child's bedroom or guest room. It benefits from a window letting in natural light and has a compact, practical layout.

### Bathroom 6' 5" x 6' 3" (1.96m x 1.91m)

The family bathroom is fitted with a bath, toilet and wash basin. A window provides natural daylight and the room is half tiled with neutral décor, offering a clean and comfortable space.

### En-suite 7' 7" x 3' 3" (2.31m x 0.90m)

The en-suite shower room attached to the main bedroom offers a compact and practical arrangement with a shower, toilet and wash basin. It is finished with tiling and convenient for private use.

### Rear Garden

The rear garden is enclosed and features a lawn bordered by fencing. A paved patio area adjoins the house, ideal for outdoor seating and entertaining. A brick-built shed is positioned at the rear, providing useful storage space.

### Front Exterior

The front exterior of the property presents a well-maintained brick facade with a bay window to the living room. A paved pathway leads to the front door, with a neat lawn and modest planting around the entrance, creating a welcoming first impression.

### Garage

The property benefits from a single garage situated to the side of the house, with off-road parking space in front, providing practical storage and parking solutions.

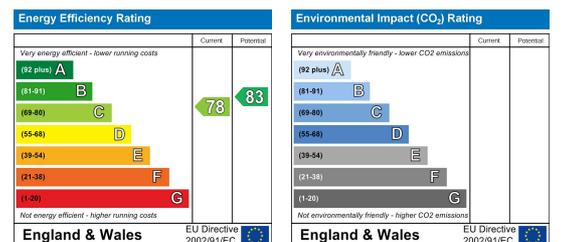
## Area Map



## 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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