

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Westfield Road

Dudley, DY2 8LF

Asking Price £240,000



Presenting a fantastic opportunity, this extended three-bedroom semi-detached house is ideally located. Offering tremendous potential throughout, the property is well-suited to first-time buyers and families seeking to create a bespoke family home in a well-connected locale.

Upon entering, you are greeted by two versatile reception rooms. The open-plan main living area enjoys a lovely garden view, complemented by direct access to the garden—ideal for relaxing and entertaining. A second reception room serves as a dedicated office space, perfect for remote working or quiet study.

The property boasts three bedrooms, making it ideal for modern family living. The generous master bedroom features built-in wardrobes for ample storage, while the spacious second double bedroom also benefits from built-in wardrobes. The third, extended bedroom provides flexibility for a growing family, offering space for a variety of uses.

Although the house does require modernisation, this presents an excellent chance for buyers to add their personal touch and increase value. Additional highlights include off-road parking—ensuring both convenience



Lounge / Diner 25'4" x 10'11" (7.71m x 3.32m)  
This spacious lounge and dining area stretches across one side of the ground floor, featuring a large bay window that fills the room with natural light. The room has a warm wooden floor and a traditional fireplace with a surround that offers a cosy focal point. The layout allows for distinct living and dining zones, connecting seamlessly to the dining area, which benefits from sliding patio doors leading to the garden, perfect for indoor-outdoor living and entertaining.

Kitchen 10'8" x 5'10" (3.24m x 1.79m)  
The kitchen is compact yet practical, fitted with wall and base units finished in a warm wood tone. There is space for appliances beneath a window that overlooks the garden, bringing in natural light. The tiled floor is clean and easy to maintain, and an archway leads through to the utility area providing additional storage and workspace.

Study 16'0" x 6'4" (4.88m x 1.93m)  
A versatile study on the ground floor sits to the front of the house, providing a quiet space for work or hobbies. It is a long, narrow room with a window to the front and enough space to accommodate a desk, chair, and storage furniture.

Bedroom 1 13'7" x 10'11" (4.13m x 3.32m)  
Bedroom 1 is a generous double room featuring a large bay window that floods the space with natural light. It benefits from built-in wardrobes and storage units in a light wood finish, providing ample space to keep the room tidy and organised.

Bedroom 2 10'11" x 10'10" (3.32m x 3.30m)  
Bedroom 2 is a comfortable double room with two windows that offer plenty of daylight. Its layout allows for free-standing furniture and storage solutions to suit your needs.

Bedroom 3 13'1" x 11'7" (3.98m x 3.54m)  
Bedroom 3 is a well-proportioned double room with a window that looks out over the rear garden. The neutral decor and natural light create a pleasant and restful atmosphere.

Wetroom 6'7" x 5'10" (2.01m x 1.79m)  
The wetroom bathroom on the first floor is fitted with a toilet, sink, and a walk-in shower with a curtain, finished in neutral tiles with a window for natural light and ventilation. A heated towel rail adds a practical touch to this functional space.

Rear Garden  
The rear garden offers a private and well-maintained outdoor space. It features a paved patio area ideal for seating and dining, leading up to a generous lawn bordered by mature hedging and trees, creating a peaceful and secluded setting perfect for relaxation or family activities.

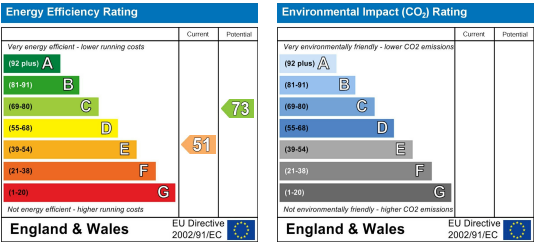
Area Map



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.