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19 New Village
Dudley,
West Midlands
DY2 0DR

Price £350,000



Situated within the highly sought after area of Dudley Wood, this unique and beautifully presented bay fronted semi detached home offers spacious and well proportioned accommodation arranged over three floors. The area is well placed for a range of local amenities, with Cradley Heath and Merry Hill Shopping Centre both within easy reach. The property also benefits from nearby Mushroom Green Conservation Area and Saltwells Nature Reserve, while excellent public transport links are available from Cradley Heath Interchange, alongside convenient access to the Midlands motorway network.

To the front, a good sized gated driveway provides ample off road parking and a sense of security, with access to the garage located to the rear. Internally, the property comprises a welcoming entrance hall, dining room with feature bay window, spacious lounge with log burning stove, conservatory with access to the rear garden and a fitted kitchen. Upstairs, the first floor offers three and a modern fitted family bathroom. To the second floor is an impressive master bedroom, complete with built in wardrobes and plenty of storage, alongside a tasteful en suite and freestanding bath positioned to enjoy views from the Juliet balcony. Outside, the large rear garden offers a variety of seating areas and lawn, providing an excellent space for outdoor entertaining and relaxation.

Combining generous accommodation, attractive interiors and a sought after location, this impressive home offers a fantastic opportunity for a range of buyers. The property is a credit to the current owners and early viewing is highly recommended to fully appreciate all it has to offer. JH 13/10/2026 V2

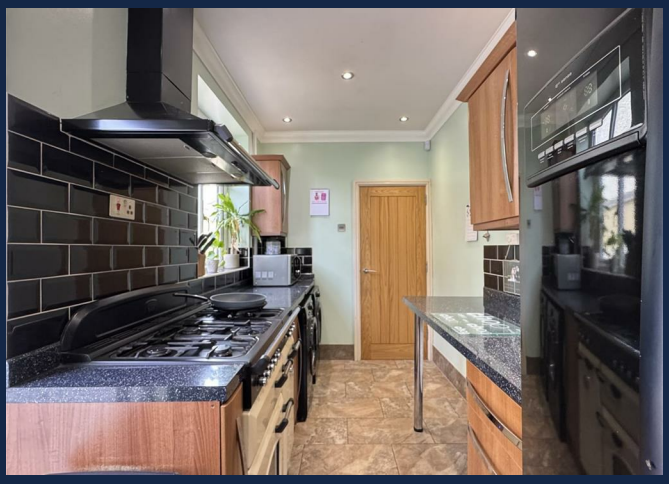









ICE COLD
Coca-Cola
Smart










Approach
Via two gates leading to block paved driveway with gated access to the rear, open brick porch with double glazed obscured door and windows into the entrance hall.

Entrance hall
Central heating radiator, coving to ceiling, doors into under stairs storage cupboard housing the central heating boiler, fuse box and double glazed window to the side.

Kitchen 6'2" x 16'0" (1.9 x 4.9)
Double glazed window to rear and side, double glazed stable door to the side, central heating radiator, coving to ceiling, wood effect wall and base units with square top surface over with splashbacks to match, further splashback tiling to walls, five ring Range Master oven, space for American style fridge freezer, sink with mixer tap and drainer, space for dishwasher, washing machine and tumble dryer.

Dining room 11'5" x 10'2" min 11'5" max (3.5 x 3.1 min 3.5 max)
Double glazed bay window to front, coving to ceiling, central heating radiator, entrance into lounge.

Lounge 11'5" x 9'10" min 11'1" max (3.5 x 3.0 min 3.4 max)
Coving to ceiling, central heating radiator, feature log burner, quartz hearth, French doors to conservatory.

Conservatory 11'9" x 9'10" (3.6 x 3.0)
Double glazed French doors to rear, double glazed windows to surrounds, central heating radiator.














MAXX
PRO BOXING GEAR


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First floor landing
Central heating radiator, double glazed obscured window to side, coving to ceiling, stairs to second floor accommodation, doors into three bedrooms and bathroom.

Bathroom
Double glazed obscured window to rear, vertical central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, whirlpool bath with mixer tap and monsoon head over.

Bedroom two 11'5" min 14'1" max x 10'2" min 11'1" max (3.5 min 4.3 max x 3.1 min 3.4 max)
Double glazed bay window to front, central heating radiator, fitted wardrobes, coving to ceiling.

Bedroom three 11'5" x 9'10" (3.5 x 3.0)
Double glazed window to rear, central heating radiator, fitted wardrobes, coving to ceiling.

Bedroom four 6'10" x 11'5" (2.1 x 3.5)
Double glazed window to front, central heating radiator, coving to ceiling.

Second floor landing
Coving to ceiling, skylight window and access into master bedroom.

Bedroom one 9'6" min 19'4" max x 17'8" (2.9 min 5.9 max x 5.4)
Double glazed skylight window, double glazed doors to Juliet balcony, coving to ceiling, fitted wardrobes, eaves storage, free standing bath with mixer tap and vertical central heating radiator, sliding door to the shower room.

Shower room
Double glazed obscured window to the rear, low level flush w.c., floating wash hand basin with mixer tap and walk shower with monsoon head over.

Rear garden
Block paved patio, garage, low patio with lawn area.

Garage 9'2" x 15'8" (2.8 x 4.8)
Electric roller shutter door, inset ceiling spotlights and fuse box.





Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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