

HUNTERS®

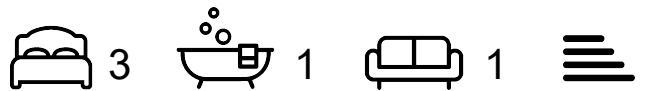
HERE TO GET *you* THERE



Kings Road

Sedgley, Dudley, DY3 1HS

Offers In The Region Of £210,000



Hunters are delighted to present this beautifully maintained three-bedroom terraced home, situated in the highly sought-after area of Sedgley, West Midlands. Offering immaculately presented accommodation arranged over two floors, this property combines character, comfort, and practicality, making it an excellent opportunity for a range of buyers.

The ground floor comprises two well-proportioned reception rooms, both benefiting from large windows that allow for an abundance of natural light. One reception room features an attractive fireplace, creating a warm and inviting focal point, while the second enjoys pleasant views over the rear garden. Also to the ground floor is a modern fitted bathroom and a well-appointed kitchen, complemented by a useful utility area.

To the first floor, the property offers a spacious principal double bedroom, a further generous double bedroom, and a single bedroom, providing versatile accommodation ideal for family living, guest space, or a home office.

Externally, the property boasts a landscaped rear garden, offering an attractive and private outdoor setting, perfect for relaxing or entertaining.



Reception Room 11'9" x 11'3" (3.58m x 3.43m)
At the front of the property, the reception room offers a bright and welcoming space, featuring a traditional bay window that allows plenty of natural light to fill the room. Light wood-effect flooring and white walls create a fresh, neutral backdrop, while built-in cupboards add practical storage. This room flows seamlessly through to the lounge, which continues the light and airy feel with similar flooring and a simple, clean design, positioned to provide a comfortable spot for relaxation.

Kitchen 9'10" x 8'2" (3.00m x 2.50m)
The kitchen is modern and efficiently laid out with white cabinetry paired with black tiled splashbacks and dark worktops, creating a striking yet timeless contrast. It benefits from two windows allowing natural light to brighten the workspace. The inclusion of integrated appliances and ample storage make this a practical and welcoming area, which leads into a useful utility room at the rear.

Utility Room 7'9" x 3'5" (2.36m x 1.03m)
The utility room provides additional space for laundry and storage, positioned conveniently off the kitchen and giving access to the bathroom.

Bathroom 8'2" x 6'7" (2.50m x 2.00m)
The bathroom is bright and fresh with a modern design, featuring a white suite comprising a bath with a glass shower screen, a toilet and a sink set within a vanity unit. The walls have a tasteful combination of patterned tiles and plain grey tiling around the bath area, while a window allows for natural ventilation and light.

Bedroom 1 12'2" x 11'11" (3.71m x 3.63m)
Bedroom 1 is the largest of the three bedrooms, offering a spacious and light-filled environment with a traditional sash window overlooking the front of the property. Neutral decor and soft grey carpet lay the perfect foundation for personal touches.

Bedroom 2 12'11" x 8'8" (3.94m x 2.65m)
Bedroom 2 is a comfortable double room with a window to the rear, featuring the same soft grey carpet and neutral decor, providing a restful and bright space.

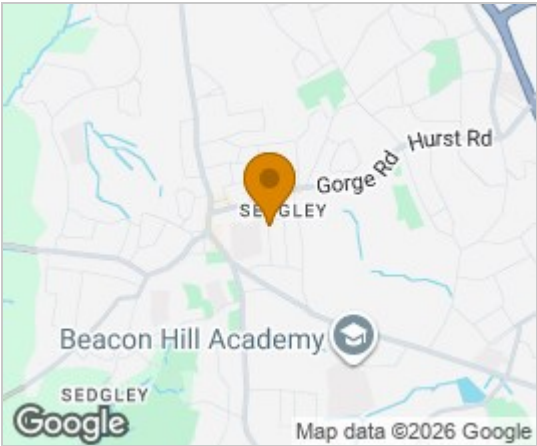
Bedroom 3 9'10" x 6'9" (3.00m x 2.06m)
Bedroom 3 is the smallest bedroom, ideal as a single or for use as a study, with a window looking to the rear and matching neutral decor with soft grey carpet.

W.C.
The downstairs WC provides a convenient additional toilet facility, fitted with a modern white suite and finished in simple, clean lines.

Rear Garden
The rear garden is a generous, fully enclosed outdoor space laid mainly to lawn, bordered by wooden fencing, offering privacy and a safe area for children or pets to play or for outdoor entertaining.

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.

Area Map



Floor Plans



Energy Efficiency Graph

