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Monkton Way

Dudley, DY3 4BS

Offers In Excess Of £250,000



Presenting this immaculate two-bedroom terraced house, perfectly positioned on Monkton Way in a highly sought-after area. Ideal for first-time buyers, this superbly maintained property combines modern living with a prime location, just moments from attractive nearby parks and local amenities.

Upon entering, you are greeted by a welcoming reception room that serves as a perfect centrepiece for relaxing or entertaining guests. The reception room benefits from direct access to the garden, providing a seamless indoor-outdoor flow and an excellent space for leisure or alfresco dining during warmer months.

The house features two generously sized double bedrooms, both thoughtfully designed to maximise comfort. The master bedroom is especially appealing, boasting built-in wardrobes that offer ample storage while maintaining an uncluttered and elegant feel. The second double bedroom presents a versatile space, ideally suited for guests, children, or a home office.

This property also benefits from a well-appointed modern kitchen, ensuring convenient and practical meal preparation. The contemporary bathroom complements the home's stylish finish, presenting both functionality



The living room is a bright and welcoming space featuring double glazed French doors that open out to the garden, filling the room with natural light. It is carpeted in a soft, neutral tone and has a warm and inviting atmosphere.

The kitchen is designed with a practical layout featuring white cabinetry paired with dark work surfaces and integrated stainless steel appliances including an oven, gas hob with extractor hood, and a dishwasher. There is a window above the sink providing good natural light, and the flooring is light-toned, creating a clean and modern feel.

The cloakroom is neatly presented with white walls and a small window. It includes a close-coupled WC and a pedestal wash basin with a tiled splashback, maintaining a simple and clean design.

Bedroom 1 is a spacious and serene room with two windows allowing plenty of daylight. It is carpeted in a soft neutral tone and decorated in calming colours. The room comfortably fits a double bed with bedside tables and has additional space for a chair and a full-length mirror, creating a relaxing retreat.

Bedroom 2 is a well-proportioned room with two windows offering natural light and views of the neighbourhood. It is carpeted in a neutral shade and arranged as a study with a desk and chair, making it a versatile space for work or rest.

The bathroom features a white suite with a bath and shower screen, a wash basin, and a toilet. The walls around the bath are tiled in a soft grey tone, complemented by matching floor tiles, creating a clean and contemporary finish.

The rear garden offers a pleasant outdoor space with a neatly maintained lawn and a paved patio area adjoining the house. There is a raised decking section with a comfortable outdoor seating area, a barbecue, and a wood storage space, making it ideal for relaxing or entertaining in the warmer months. The garden is enclosed by a light-coloured wooden fence providing privacy.

A map showing the location of Cotwall End Local Nature. The map includes labels for 'Baggeridge Country' and 'Sandyfields Rd'. A red pin marks the location of Cotwall End. The map is credited to Google and shows map data from 2026.

Ground Floor
Floor area 30.7 sq.m. (330 sq.ft.)

First Floor
Floor area 30.7 sq.m. (331 sq.ft.)

Total floor area: 61.4 sq.m. (661 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and construction are approximate. We reserve the right to make changes to the dimensions and to the floor area and 1/4" of any dimensions. We reserve the right to make any changes, additions or deletions. A party must rely upon its own engineering. Illustrated by www.hongkong-dp.com

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2010/30/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2010/30/EC

England & Wales

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