



## 388 HIMLEY ROAD DUDLEY, DY3 2QA

£350,000  
FREEHOLD

**NO CHAIN** - Substantial three bedroom detached family home bursting with potential situated in an extremely sought after location well served by a range of amenities including shops, schools and access to public transport. Having been owned by the same family since approximately 1936, the property presents a rare opportunity to create both a spacious and unique home with scope for future extension subject to relevant planning permissions.

Whilst the property would benefit from a scheme of modernisation, it retains a number of charming character features with accommodation comprising of entrance porch, reception hall, separate living & dining rooms, kitchen, ground floor w.c, three double bedrooms, family shower room and extensive front and rear gardens with a driveway providing off road parking for several vehicles.





## 388 HIMLEY ROAD

- No Onward Chain
- Sought After Location Close To A Range Of Amenities
- Substantial And Elevated Plot Standing Behind A Driveway Providing Off Road Parking
- Presents An Exciting & Unique Project To Create An Ideal Family Home
- Scope For Future Extension Subject To Relevant Planning Permissions
- Separate Living & Dining Rooms
- Three Double Bedrooms & Family Shower Room
- Ground Floor W.C



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### APPROACH

The property is approached via a driveway providing off road parking for several vehicles with steps providing access to a paved footpath leading to the entrance porch.

### ENTRANCE PORCH

Tiled floor and door to the reception hall.

### RECEPTION HALL

Radiator, under stairs cupboard, staircase to the first

floor landing and doors to the living room, dining room and kitchen.

### LIVING ROOM

Double glazed windows to the front and side, radiator, feature fireplace and double glazed sliding patio doors to the rear.

### DINING ROOM

Double glazed bay window to the front, radiator and feature fireplace.

### KITCHEN

Double glazed window to the rear, radiator, part tiled walls and a range of fitted wall, drawer and base units with roll edge work surfaces over incorporating a sink and drainer unit with mixer tap. There is space for various household appliances including plumbing for a washing machine. Doors provide access to the side lobby and a useful pantry.

### PANTRY

Double glazed obscure window to the rear, tiled floor and further space for various household appliances.

### SIDE LOBBY

Doors to the ground floor w.c, a storage cupboard and part glazed door to the side.

### GROUND FLOOR W.C

Double glazed obscure window to the side and low level w.c.

## FIRST FLOOR LANDING

Double glazed window to the rear, built in airing cupboard and doors radiating to:

## BEDROOM ONE

Double glazed bay window to the front, radiator and decorative fireplace.

## BEDROOM TWO

Double glazed windows to the front, side and rear, radiator and decorative fireplace.

## BEDROOM THREE

Double glazed window to the side, radiator, loft access hatch and decorative fireplace.

## STUDY ROOM

Double glazed window to the front and radiator.

## SHOWER ROOM

Double glazed obscure window to the rear, radiator, tiled walls and suite comprising close coupled w.c, wash hand basin with vanity units beneath and corner shower enclosure with electric shower.

## REAR GARDEN

To the rear of the property is a pleasant enclosed garden with a paved patio area.

## COUNCIL TAX

Dudley Council - Tax Band D

## TENURE Freehold

The property is freehold.

## SERVICES

The agent understands that mains gas, electricity, water and drainage are available.

## BROADBAND

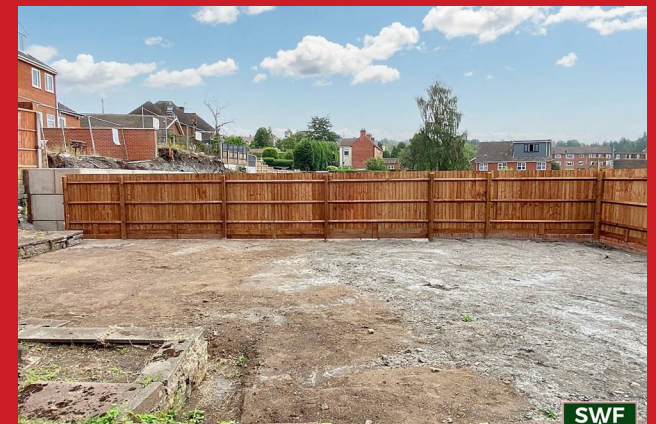
Ofcom checker shows Standard / Superfast /

Ultrafast are available

Ofcom provides an overview of what is available.

Potential purchasers should contact their preferred supplier to confirm availibilty and speed

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## ADDITIONAL INFORMATION

**Local Authority** – Dudley

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements