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Hockley Road

Bramford Estate, Bilston, WV14 9TT

Offers In Excess Of £300,000

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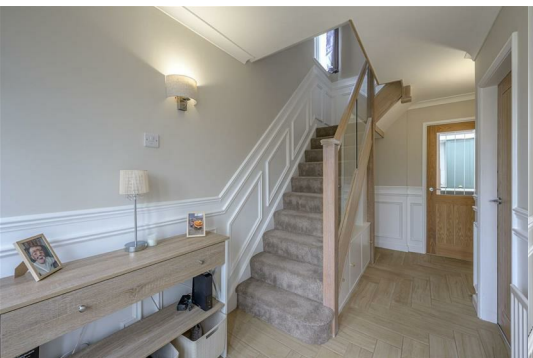
Hunters are pleased to present this beautifully presented and thoughtfully extended three-bedroom semi-detached home, ideally situated on the popular Bramford Estate in Dudley. Offering spacious and versatile accommodation throughout, this impressive property provides an excellent opportunity for families, first-time buyers and those looking for a home that is ready to move straight into.

Upon entering, the property opens into a welcoming lounge, providing a comfortable and inviting space to relax and unwind. To the rear, the impressive modern fitted kitchen/diner forms the heart of the home, offering an excellent combination of contemporary styling and practical living space. The extension creates a generous dining and family area, while a large skylight allows natural light to flood into the room, creating a bright and airy environment. The kitchen provides ample storage and worktop space, making it ideal for both everyday family life and entertaining guests. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, providing comfortable and versatile accommodation for a growing family, guests or those requiring a home office. The property is further enhanced by a stunning modern family bathroom, finished to a high standard and offering a stylish and contemporary space.



Kitchen/Diner 20' 0" x 16' 5" (6.10m x 5.00m)
This spacious kitchen and dining area is beautifully lit by a large skylight, creating a bright and airy atmosphere. The kitchen cabinetry is painted in a muted green with brass handles, complemented by marble-effect worktops and a white apron-front sink beneath a window overlooking the garden. Integrated appliances are seamlessly built into the units, and French doors open directly onto the rear garden patio.

Living Room 12' 7" x 11' 10" (3.84m x 3.61m)
Comfortable and inviting, this living room benefits from a large bay window that fills the space with natural light. The room features soft grey carpeting and a neutral colour scheme, ideal for relaxing or entertaining.

W.C.
The ground floor cloakroom features a modern white suite with a compact basin and toilet. A wooden vertical radiator adds a stylish touch to the pale green walls, creating a fresh and functional space for guests.

Landing
The landing on the first floor is bright and airy, featuring a window to the side and access to all three bedrooms and the bathroom. Neutral walls and carpeting keep the space feeling light and fresh.

Bedroom 1 14' 6" x 11' 3" (4.42m x 3.43m)
Bedroom 1 is a generous principal room with a large bay window that brings in plenty of natural light. Neutral décor and soft carpeting create a calm and restful environment. The room is spacious enough for a double bed and additional bedroom furniture, making it a lovely main bedroom.

Bedroom 2 10' 10" x 10' 7" (3.30m x 3.23m)
Bedroom 2 is a well-proportioned double room with two windows that allow good natural light. The soft grey carpeting and light walls give a neutral backdrop that can suit various styles and uses.

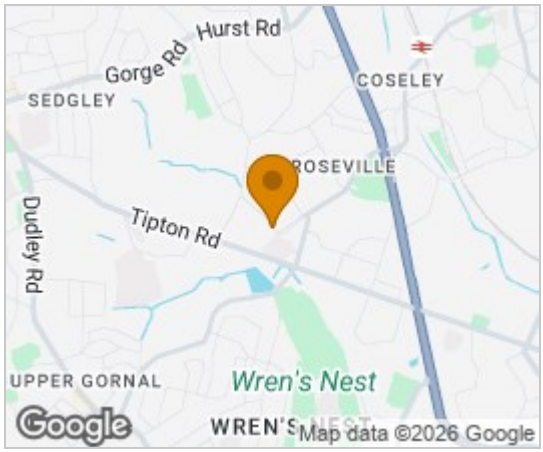
Bedroom 3 7' 11" x 7' 4" (2.41m x 2.24m)
Bedroom 3 is a cosy, smaller bedroom ideal as a child's room, guest room, or study. It features soft carpeting and a window that ensures daylight brightens the space.

Bathroom 7' 6" x 7' 2" (2.29m x 2.18m)
The family bathroom combines classic and contemporary styles, with half-height white subway tiles against a pale green wall. It includes a bathtub with a shower above, a white ceramic sink set in a wooden vanity unit, and a toilet. Patterned tiling on the floor complements the traditional look, while a window provides natural light.

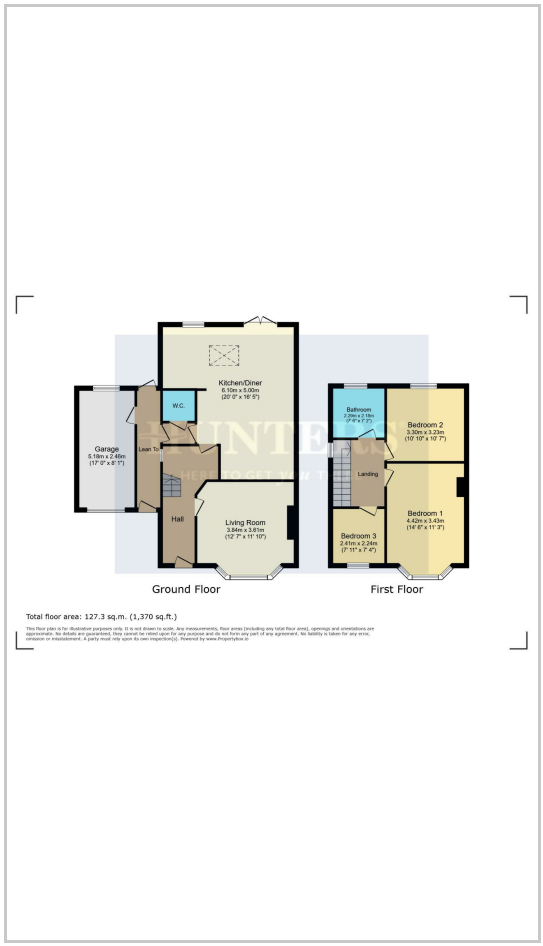
Rear Garden
The rear garden is enclosed by fencing with a paved patio area, perfect for outdoor seating and entertaining. There are sections of lawn bordered by the paved pathway, and the garden is private and well-maintained. A corner seating area provides a cosy spot to relax.

Front Exterior
The front exterior of the property features a spacious driveway leading to the garage, alongside a lawn with mature shrubs. The house is a traditional semi-detached brick build with bay windows, a tiled roof, and a welcoming entrance porch.

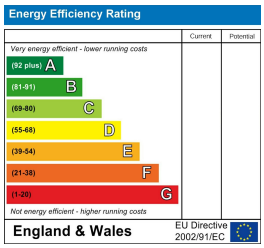
Area Map

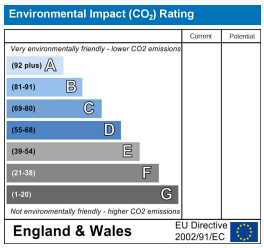


Floor Plans



Energy Efficiency Graph





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