

HUNTERS[®]

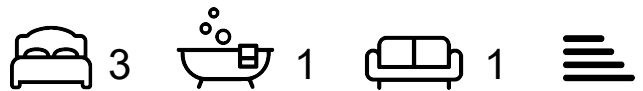
HERE TO GET *you* THERE



Ashford Drive

Dudley, DY3 1TH

£250,000



Situated in the heart of the ever-popular village of Sedgley, this well-presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers, young families or those looking to take their next step on the property ladder. Placed in a pleasant cul-de-sac setting, the property enjoys a peaceful position whilst remaining within easy reach of a wealth of local amenities. Ready to move straight into, it also provides the perfect opportunity for new owners to add their own personal style and create a home tailored to their individual taste over time.

The accommodation offers well-proportioned living space throughout, with three good-sized bedrooms, making it ideal for modern family life. The layout is both practical and versatile, providing comfortable accommodation for growing families, professionals working from home or those simply looking for additional living space. Externally, the property benefits from off-road parking, adding everyday convenience for homeowners and visitors alike.

Ashford Drive enjoys a highly desirable location within easy reach of Sedgley's thriving village centre, where a fantastic range of independent shops, supermarkets, cafés, pubs and restaurants can be found. Families will appreciate the selection of well-regarded primary and secondary schools nearby, while commuters benefit from excellent transport links to Dudley, Wolverhampton, Birmingham and the wider Black Country. A variety



Living Room 10' 10" x 10' 10" (3.30m x 3.30m)

This inviting living room is a bright and cosy space, featuring a large bay window that fills the room with natural light. The room flows naturally into the dining area through a wide opening, enhancing the sense of space and light throughout the ground floor.

Dining Room 10' 5" x 10' 1" (3.18m x 3.07m)

The dining room is a charming area nestled within an alcove framed by an archway, offering a sense of intimacy and character. This space comfortably accommodates a dining table and chairs, making it ideal for family meals or dinner parties. It benefits from natural light and a peaceful outlook.

Kitchen 9' 0" x 8' 8" (2.74m x 2.64m)

The kitchen is well-appointed and practical, offering a range of fitted units with ample work surface space, an integrated gas hob and oven with extractor hood above, and plenty of storage to cater for everyday cooking and family living. A large window over the sink allows plenty of daylight to brighten the space, while a door leads directly outside, offering convenient access to the garden. Space is thoughtfully allocated for appliances, including a washing machine and fridge freezer.

Hall

The welcoming entrance hallway creates an excellent first impression, offering a bright and spacious feel with access to the principal ground floor accommodation and a staircase rising to the first floor.

Bedroom 1 13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom One is a generously proportioned double bedroom positioned to the front of the property. The large bay window allows an abundance of natural light to fill the room, creating a bright and inviting space with ample room for a range of bedroom furniture.

Bedroom 2 10' 6" x 10' 2" (3.20m x 3.10m)

Bedroom two is a well-proportioned room decorated in light neutral tones, featuring a large window that brings in plenty of daylight. The carpeted floor and simple décor offer a versatile space suitable for a variety of uses, from a comfortable bedroom to a quiet study or home office.

Bedroom 3 6' 10" x 6' 0" (2.08m x 1.83m)

Bedroom Three is a well-proportioned single bedroom offering a versatile space, ideal for use as a child's bedroom, guest room or home office. A window provides plenty of natural light, creating a bright and comfortable room suited to a variety of needs.

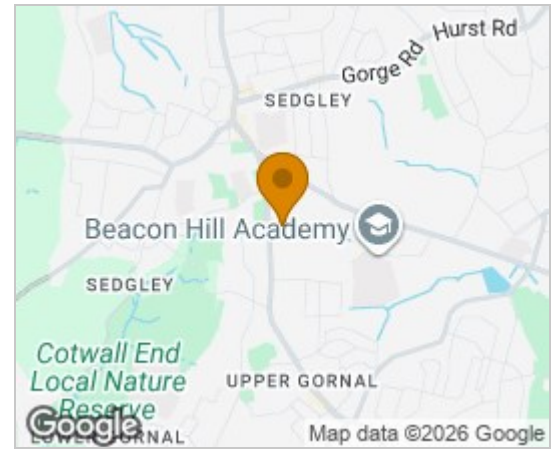
Bathroom 6' 11" x 6' 6" (2.11m x 1.98m)

The bathroom is well-appointed and thoughtfully designed, comprising a shower enclosure, wash hand basin and WC. A window provides natural light and ventilation, creating a bright and practical space for everyday use.

Rear Garden

The rear garden offers a tranquil outdoor space with a paved patio area that extends from the back of the house, perfect for outdoor seating and entertaining. Beyond the patio lies a well-maintained lawn bordered by mature trees and fencing, providing privacy and a natural backdrop. The garden enjoys plenty of sunshine, making it an inviting spot to relax or play.

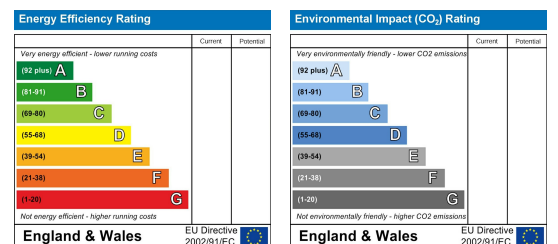
Area Map



Floor Plans



Energy Efficiency Graph



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.

3-5 Bilston Street, Sedgley, DY3 1JA

Tel: 01902 672274 Email: sedgley@hunters.com <https://www.hunters.com>