



## Rosalind Avenue

Woodsetton, Dudley, DY1 4JP

Offers In The Region Of £260,000



Hunters are pleased to present this four-bedroom semi-detached house for sale in Woodsetton, providing well-arranged accommodation suitable for a range of households.

The ground floor features a spacious reception room having a log burner also providing access to the conservatory, creating an additional living area that connects the indoor space with the garden. The property includes a modern bathroom fitted with a rain shower and heated towel rail. Bedroom accommodation comprises a master double bedroom, two further double bedrooms (one with an en-suite), and a single bedroom.

Outside, the property benefits from off road parking, adding convenience for residents and visitors.

The house is well placed for local amenities in the Woodsetton and Sedgley area, including shops, cafés and everyday services. Nearby parks such as Jubilee Park offer green space for walking and recreation, while further leisure, shopping and dining options can be found in Coseley & Sedgley town centre.



Lounge 14' 5" x 12' 2" (4.40m x 3.70m)

This welcoming lounge features a generous layout with two comfortable leather sofas arranged around a classic fireplace with a wooden mantel and a cast iron stove. The room benefits from natural light streaming through double doors that lead to the conservatory, creating a bright and airy atmosphere. Light wood flooring complements the neutral walls adorned with a tasteful floral wallpaper accent, providing a warm and inviting space to relax or entertain.

Conservatory 10' 6" x 9' 1" (3.21m x 2.77m)

The conservatory offers a bright, versatile space with ample windows on three sides, allowing plenty of natural light to flood in. It is currently arranged with a dining table and children's toys, making it a practical area for family meals or play. The neutral-toned flooring and white ceiling enhance the light feel, while French doors open out onto the garden, providing a seamless connection to the outdoor space.

Kitchen 10' 2" x 9' 10" (3.09m x 3.00m)

The kitchen is neatly fitted with white gloss units and contrasting dark countertops, arranged in a practical layout. A window and a back door overlook and provide access to the garden, flooding the space with natural light. The tiled flooring completes this fresh and functional kitchen space.

Bathroom

The bathroom features a clean and modern finish with large, pale marble-effect tiles on the walls and a white suite. It includes a bath with an over-bath shower, a compact basin, and a low-level toilet. The room benefits from a ceiling-mounted light and a large wall clock above the basin, creating a simple yet practical space for daily use.

Bedroom 4 16' 5" x 12' 2" (5.00m x 3.70m)

This spacious bedroom is appointed with wooden flooring and light neutral walls, creating a calm and comfortable atmosphere. Furnished with wooden wardrobes, a chest of drawers, and a single bed, it has plenty of natural light from a wide window that offers views over the surrounding area. The room provides a versatile space suitable for a single occupant or as a study area.

Bedroom 1 12' 10" x 12' 5" (3.90m x 3.79m)

A comfortable double bedroom featuring a carpeted floor and neutral walls, with a wooden double bed and matching bedside tables. The large window lets in abundant natural light and offers views of the neighbourhood. This peaceful room is well suited as a master bedroom.

Bedroom 2 12' 8" x 10' 2" (3.87m x 3.11m)

A second double bedroom with carpeted flooring and light walls, furnished with a large wardrobe and chest of drawers. The window frames pleasant garden and street views, creating a bright and restful space.

Bedroom 3 8' 10" x 8' 8" (2.70m x 2.63m)

A smaller bedroom or nursery with carpeted floors and neutral walls, containing a single bed, a chest of drawers, and a wardrobe. The window faces the garden, bringing in natural light, making this a cosy and functional room for a child or guest.

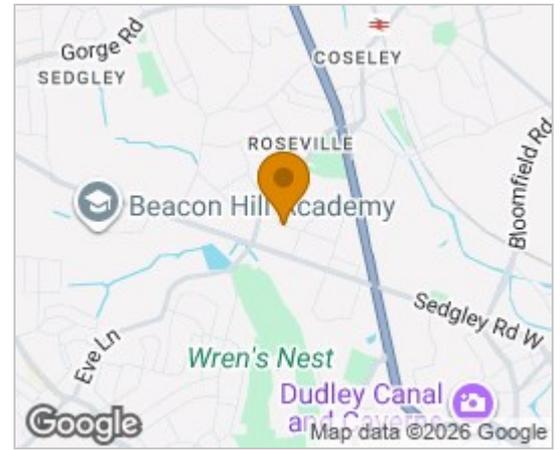
Rear Garden

The rear garden is a well-maintained, family-friendly space with a neatly kept lawn and a paved patio area. It is fully enclosed by fencing, providing privacy and security, and is equipped with children's play equipment such as a slide, swings, and a trampoline. This outdoor area is ideal for both play and relaxation.

Front Exterior

The front exterior presents a brick-built, semi-detached house with a spacious block-paved driveway suitable for multiple vehicles. The white front door is a focal point, complemented by white-framed windows. The side access door leads to a store or utility area, and the overall frontage has a neat, well-kept appearance.

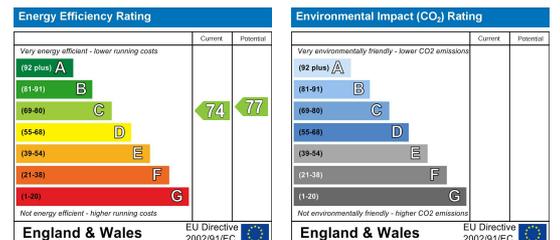
## Area Map



## 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](mailto:sedgley@hunters.com) <https://www.hunters.com>