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# Coleridge Rise, The Straits

Asking Price £399,500



Hunters are delighted to present this immaculate, fully refurbished four-bedroom detached home, situated in the highly sought-after Poets Corner area of The Straits, Dudley. Ideal for families, the property offers generous accommodation, comprising four well-proportioned double bedrooms, including a principal bedroom, and a stylish family bathroom fitted with a rain shower and heated towel rail.

The ground floor features a contemporary fitted kitchen with central island, breakfast area, and dedicated dining space. Bifold doors open onto the landscaped rear garden, creating an excellent environment for both everyday living and entertaining. A separate utility room and a convenient downstairs WC enhance the practicality of the layout. The main reception room benefits from a modern media wall, providing an attractive focal point for family relaxation.

Externally, the property offers off-road parking, a single garage, and a landscaped rear garden, delivering an appealing outdoor space.

The Straits is well positioned for access to local amenities in Dudley and the wider West Midlands, with a selection of nearby schools and everyday shopping facilities within easy reach. Local parks and walking routes offer ample green space for leisure and recreation. Sedgley village centre, with its range of shops, services, and dining options, is easily accessible by road. Nearby railway stations at Wolverhampton and Dudley Port provide services towards Birmingham, Manchester, and beyond, with typical journey times to Birmingham New Street of approximately 20–30 minutes from Wolverhampton, making the location well suited to commuters as well as local workers.

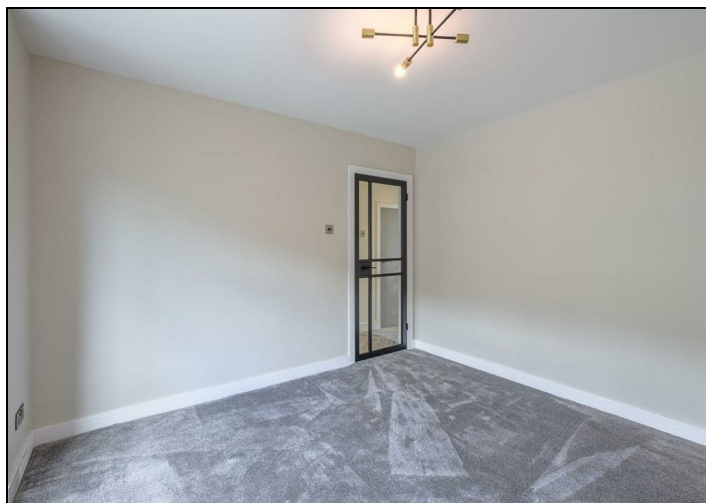
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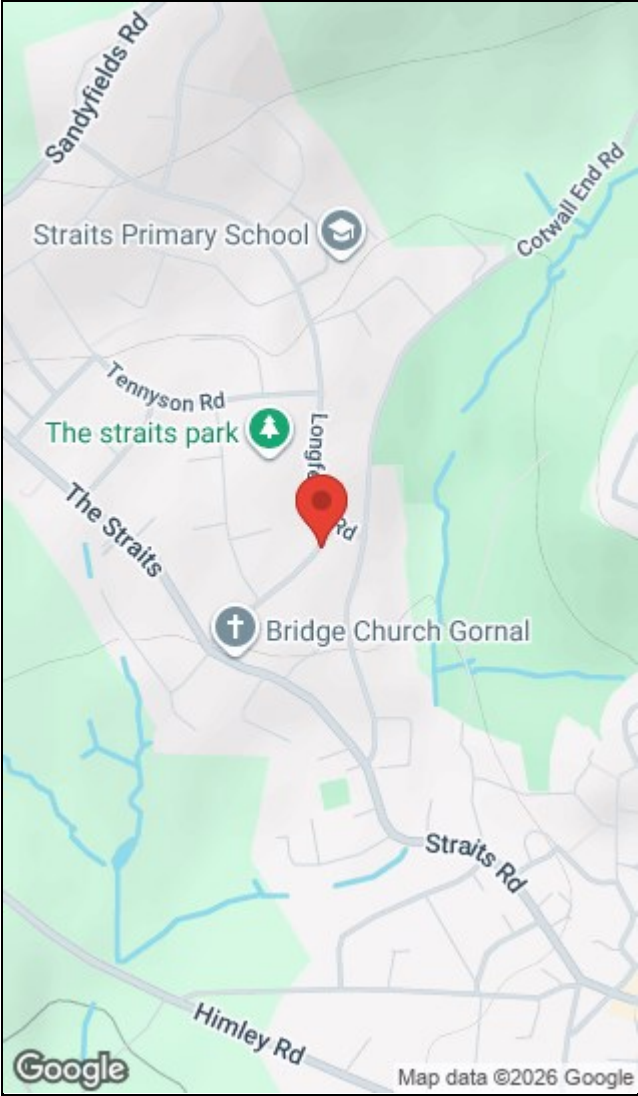
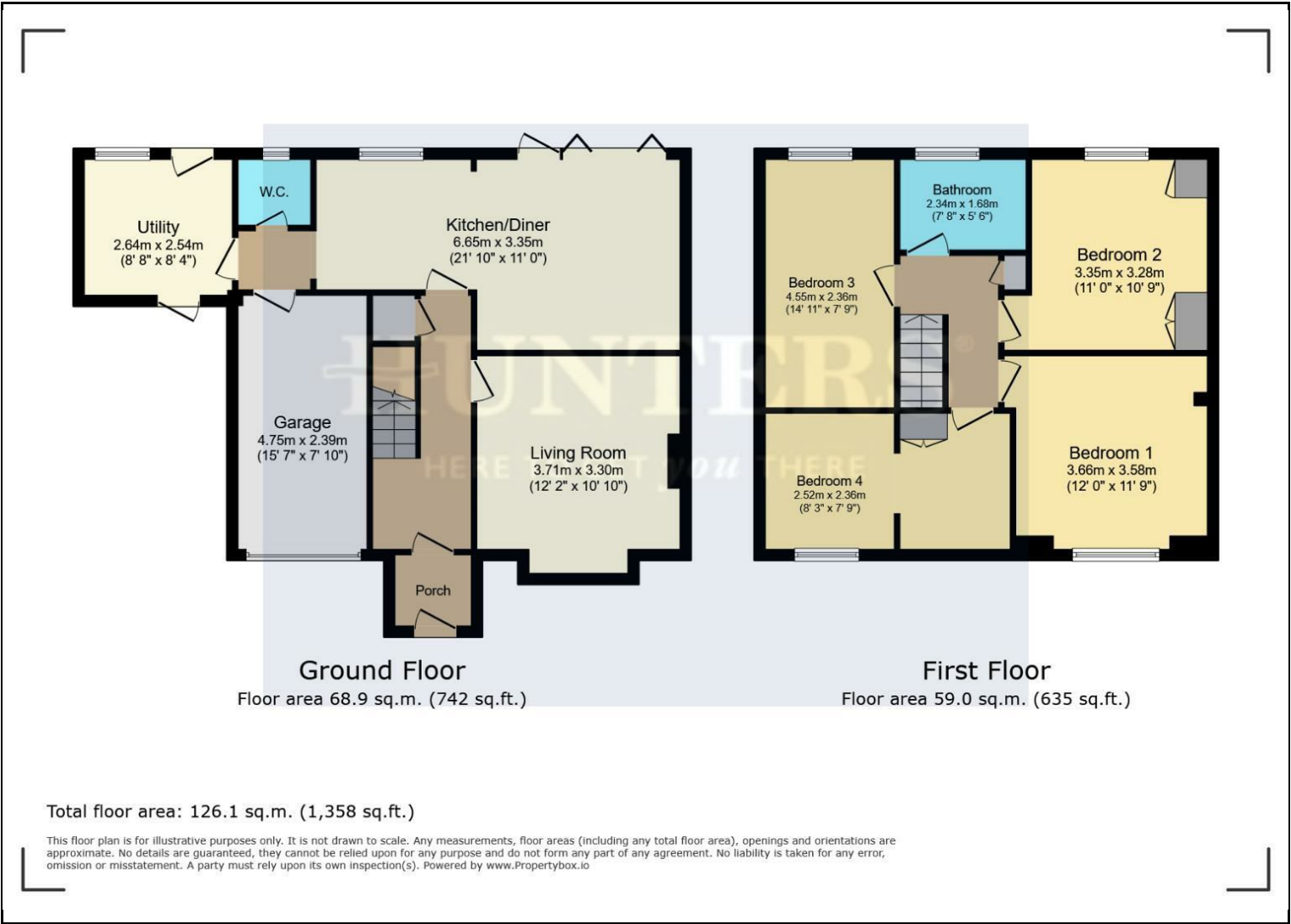
## KEY FEATURES

- FULLY REFURBISHED FAMILY HOME
  - FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER WITH BIFOLDS TO THE REAR
  - DOWNSTAIRS WC
  - UTILITY ROOM
  - GARAGE
- OFF ROAD PARKING
- LANDSCAPED REAR GARDEN









| Energy Efficiency Rating                      |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                               | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs   |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>                             |         |           | (92-100) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                              |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                              |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                              |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                              |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                              |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                               |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs   |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive<br>2002/91/EC |         |           | England & Wales<br>EU Directive<br>2002/91/EC                   |         |           |

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