

# HUNTERS<sup>®</sup>

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## Netherby Road

Sedgley, Dudley, DY3 3SY

Asking Price £280,000



Hunters are pleased to present this three bedroom detached family home, set within a private gated cul-de-sac just a short distance from Sedgley centre, this well-presented home enjoys both security and convenience, with easy access to a variety of local amenities including shops, schools, and excellent public transport links. The location makes it particularly appealing to both families and working professionals seeking comfort and practicality.

The ground floor accommodation is accessed via an inviting entrance hall, which also benefits from a convenient guest WC. The modern kitchen is fitted with contemporary cabinetry and incorporates a selection of integrated appliances, including an oven, four-burner gas hob, fridge, freezer, dishwasher, and washing machine. To the rear, the generously proportioned living room provides a warm and comfortable setting, enhanced by an electric fire with an attractive feature surround. French doors lead through to a bright conservatory, offering an enjoyable additional living space with pleasant views over the garden.

The first floor comprises two spacious double bedrooms, alongside a third single bedroom currently arranged as a stylish dressing room, complete with fitted wardrobes and sliding doors. A modern family bathroom serves the accommodation and features a white suite, recessed ceiling spotlights, and a chrome heated towel rail. The layout has been designed to maximise both versatility and storage, ideal for contemporary living.



Lounge / Diner 15' 10" x 14' 7" (4.82m x 4.45m)

The sitting and dining room is a spacious, open-plan area filled with natural light from French doors that lead out to the garden. It features a cosy electric fireplace set within a simple surround, creating a warm focal point. The room comfortably accommodates both seating and dining arrangements, with carpeted flooring adding to the homely feel.

Kitchen 11' 4" x 7' 9" (3.46m x 2.37m)

The kitchen is fitted with a range of light wood cabinets and tiled splashbacks in neutral tones. It includes essential appliances such as a gas hob with a stainless steel extractor hood and built-in oven. Ample worktop space and tiled flooring complete this practical and inviting cooking area.

Conservatory 8' 9" x 7' 5" (2.66m x 2.25m)

The conservatory is a bright and airy space with large windows on three sides and tiled flooring. It is currently furnished with two comfortable reclining chairs and a small side table, offering a peaceful spot to enjoy garden views and natural light throughout the day.

W.C.

The ground floor benefits from a convenient W.C. that features a simple white toilet and pedestal basin. Neutral tiling and a wall-mounted towel ring add to its clean and practical design.

Landing

The landing area on the first floor is carpeted and features a wooden banister alongside the staircase. A window with vertical blinds allows natural light to brighten this space, which provides access to all three bedrooms and the family bathroom.

Bedroom 1 14' 8" x 8' 7" (4.47m x 2.61m)

Bedroom 1 is a comfortable double room with two windows allowing plenty of daylight in. It is furnished with a double bed and bedside tables, and benefits from built-in wardrobes providing ample storage space. The soft carpet underfoot and neutral decor create a restful atmosphere.

Bedroom 2 12' 0" x 8' 1" (3.65m x 2.46m)

Bedroom 2 is a bright double room with a window to the front. It is presented with carpeted flooring and neutral walls, furnished simply with a double bed and bedside tables, making it a versatile sleeping space.

Bedroom 3 12' 0" x 6' 2" (3.66m x 1.89m)

Bedroom 3 is a single room with a front-facing window and carpeted floor. It currently serves as a dressing room with built-in wardrobes along one side and a white dressing table, making it a useful space for storage or study purposes.

Bathroom 6' 10" x 5' 0" (2.09m x 1.53m)

The family bathroom includes a white suite with a bath and overhead shower enclosed by a glass screen, a pedestal basin, and a toilet. The walls feature white tiling with decorative border tiles, while the floor is finished with warm-toned tiles. A window adds natural light and ventilation to the room.

Rear Garden

The rear garden offers a multi-level outdoor space featuring a paved patio area, artificial grass lawn and gravel sections. It is well enclosed by wooden fencing and includes a garden shed. The garden ambience is enhanced with mature planting and a trellis archway, providing a private and tranquil outside retreat.

Front Exterior

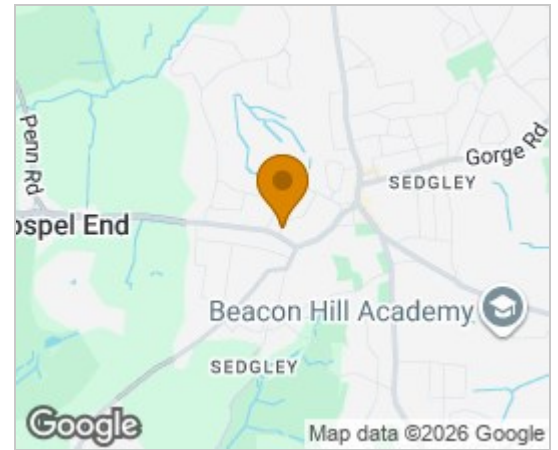
The exterior of the property presents a modern detached home set in a quiet development with a brick façade and pitched tiled roof. A paved driveway provides ample parking space, while a gated entrance secures the private road leading to the property.

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.

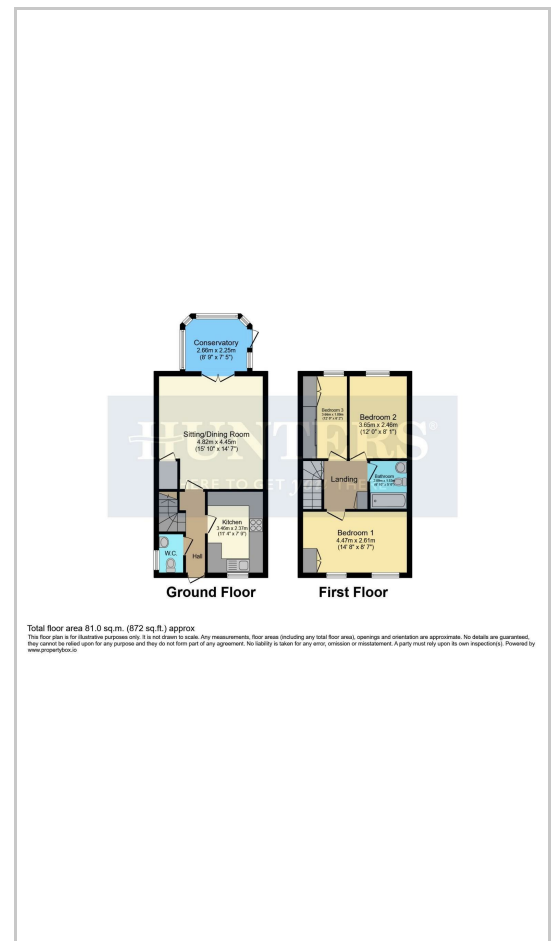
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## Area Map



## Floor Plans



## Energy Efficiency Graph

