



Cinder Road, Dudley DY3 2RP

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This unique four-bedroom detached residence at 71 Cinder Road offers spacious and versatile accommodation set within its own private grounds, combining character, privacy, and an exceptional setting.

Approached via gated entrance, the property enjoys a secluded feel while backing directly onto the popular Wombourne Railway Walk, providing immediate access to scenic walks and green open space.

Arranged over three levels, the home offers flexible living ideal for a range of buyers. The main ground floor features a bright and spacious living room, a well-proportioned kitchen with ample workspace, and a generous principal bedroom with en-suite facilities. A family bathroom and balcony further enhance this level.

The first floor provides two further double bedrooms, both well sized and ideal for family members or guests.

A standout feature of the property is the lower ground floor accommodation, offering excellent potential for annex-style living. This level includes a fourth double bedroom with adjoining living room and bathroom, making it ideal for multi-generational living, independent teenagers, guests, or those working from home. There is also a second kitchen area, utility room, office, large store room, and substantial garage, adding further practicality and flexibility.

Externally, the property sits within established grounds with parking, privacy, and outdoor space to enjoy. Direct access onto the Railway Walk is a rare and highly desirable benefit. The property further benefits from a CCTV system and intruder alarm, enhancing security and peace of mind.

Cinder Road is well placed for local amenities, with shops, supermarkets, cafés, and services nearby surrounding centres. There are also several well-regarded primary and secondary schools within easy reach.

A distinctive detached home offering generous space, flexible accommodation, and a highly sought-after setting.





Hallway

The hallway is bright and welcoming with wood-effect flooring and soft painted walls. Doors lead off to other rooms, and the staircase rises to the upper floor, with natural light filtering in to create an airy and comfortable entrance space.

Living Room

The living room embraces a cosy, inviting atmosphere with its exposed wooden ceiling beams and soft carpeted floor. Natural light floods through a large window, a small wood-burning stove set into a recessed fireplace adds a charming focal point, complemented by muted wall tones.

Kitchen and Dining Area

The kitchen offers a practical and welcoming space with cream-coloured cabinets, a dark work surface, and integrated appliances including a dishwasher, space for electric oven. Light wooden flooring complements the cabinetry, while two large window doors with access to a balcony overlook the garden. Adjacent to the kitchen is a dining area, positioned beside a window that allows plenty of natural daylight to fill the room.

Main Bathroom

A beautifully finished and contemporary family bathroom, fitted with a

modern three-piece suite comprising a walk-in shower enclosure with glazed screen, low level WC and a sleek vanity unit with inset wash basin. The space is enhanced by stylish tiling, a chrome heated towel rail and integrated mirror with lighting, while natural light from the window creates a bright and inviting atmosphere. Finished to a high standard throughout, this room combines practicality with a clean, modern aesthetic.

Master Bedroom

The master bedroom is a bright and restful room with neutral décor and soft carpet underfoot. It offers built-in wardrobes and overhead storage units above the space for a double bed. Access to ensuite.

Ensuite

Finished neutral tiling creating a modern and clean space. It features a contemporary white toilet and a vanity sink with storage beneath and shower.

Bedroom 2

Bedroom 2 is a serene and simple space with carpeted flooring and soft neutral walls.



Bedroom 3

Bedroom 3 is another peaceful double bedroom with neutral decor and carpeted flooring.

Lower Ground Floor Living Area

The lower ground floor living area is light and welcoming, featuring stylish herringbone-patterned wood-effect flooring and neutral walls. This space is versatile with a large window providing natural light and a door leading to an adjoining room, making it ideal for family living or entertaining.

Lower Ground kitchen

A stylish and well-appointed kitchen featuring a range of modern wall and base units complemented by sleek work surfaces and contemporary subway tiling. Fitted with an integrated hob and extractor, stainless steel sink and space for appliances, the room is finished with clean lines and a neutral palette, creating a bright and practical space ideal for everyday use.

Inner Hallway / Office Area

A versatile and well-presented space currently utilised as a home office, offering a quiet and practical working environment. This area provides access to the kitchen/utility room, living room, and an additional office space, with stairs rising to the middle ground floor landing. Finished in a

modern, neutral décor, it offers flexibility to suit a range of uses including study, snug or additional reception space.

Utility Room

The utility room is well equipped with white shaker-style cabinets and ample workspace. There is a space for a washing machine and tumble dryer under the counter, with tiled flooring and light walls, making it a practical and convenient space for household chores.

Bedroom 4

Another double bedroom featuring carpeted flooring and light neutral walls.

Lower ground floor shower room

A beautifully appointed and contemporary shower room, finished to a high standard with full-height tiling throughout. Comprising a walk-in shower enclosure with glazed screen and rainfall-style shower, low level WC and a stylish vanity unit with inset wash basin. The space is enhanced by modern fittings, recessed lighting and a sleek, neutral design, creating a clean and sophisticated feel.

Rear Exterior

The rear exterior of the property offers a generous paved driveway and



parking area, bordered by a lawn with mature trees and shrubs. There is a private patio area enclosed by a stone wall and wooden fencing, with landscaped garden beds adding interest and colour. A charming balcony with decorative tiled flooring looks over the garden, providing a pleasant spot to enjoy the outdoors.

Front Exterior

The front exterior features a gated entrance with brick walling and a long, paved driveway that curves towards the property, bordered by grassy banks and mature trees. This welcoming approach offers plenty of parking and privacy, framed by attractive landscaping and fencing.

Balcony

The balcony is a charming outdoor space with decorative tiled flooring and wrought iron railings. It offers a private spot to enjoy fresh air and views over the driveway and garden area below.

Rear Garden

The rear garden offers a peaceful, private outdoor space with a paved patio area furnished for dining and relaxing. It is surrounded by well-maintained lawns, mature planting, and stone retaining walls, providing a tranquil

setting to enjoy the outdoors.

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Total floor area: 197.9 sq.m. (2,130 sq.ft.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Sedgley - 01902 672274 <https://www.hunters.com>

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