

HUNTERS[®]

HERE TO GET *you* THERE



Longfellow Road

The Straits, Dudley, DY3 3EH

Asking Price £280,000



Hall

The ground floor hallway offers a welcoming entry point to the home, with stairs leading up to the first floor and doors to the main living areas. It is neutrally decorated, with carpeted flooring and a convenient full height cupboard providing extra storage such as coat hooks and space for storing shoes etc. The porch area provides an initial buffer from the outside, enhancing privacy and insulation.

Lounge 13' 6" x 11' 9" (4.11m x 3.58m)

This light and welcoming lounge features spacious seating arrangements with comfortable leather armchairs and a sofa. It benefits from a large window that fills the room with natural light and a focal fireplace with a wooden surround and marble hearth that adds a cosy touch to the room. The room has a versatile layout, with access leading through to the adjacent dining area, making it ideal for both relaxing and entertaining.

Dining Room 11' 9" x 10' 7" (3.58m x 3.23m)

This dining room offers ample space for a table and chairs, perfect for family meals or entertaining guests. It features a large window and full-length glazed doors that open out onto the rear garden patio area, bringing in plenty of daylight and providing a lovely view of the garden. The room has a neutral décor and practical carpet flooring, making it a flexible and inviting space.

Kitchen 9' 10" x 8' 7" (3.00m x 2.62m)

The kitchen is fitted with traditional wooden cabinets, tiled splash backs, beech wood-effect flooring arranged in an efficient U-shape to make good use of the space. It contains integrated appliances including a double oven and a gas hob beneath an extractor hood. Also providing a door to the utility room. A large window above the sink overlooks the garden, bringing in natural light while adding a pleasant view.

Utility 11' 11" x 7' 1" (3.63m x 2.16m)

The utility room offers practical space with fitted base units and work surface, ideal for laundry and additional storage needs. There is plumbing ready for appliances and a large built-in cupboard which can easily be converted into a downstairs facility. A window overlooks the rear garden, providing natural light. The room connects internally to the kitchen and garage and externally to the rear.

Landing

This landing on the first floor connects the bedrooms and bathroom with a practical layout. Providing an airing cupboard housing the boiler and providing additional storage space. Also access to the loft. A window allows in daylight to this central space, enhancing the functionality of the home.

Bedroom 1 13' 7" x 11' 2" (4.14m x 3.40m)

The largest bedroom is a bright and spacious double room featuring a large window to the front, offering fantastic views. It offers ample space for bedroom furniture and has free-standing wardrobes providing useful storage solutions. The neutral carpet and soft wall tones create a calming atmosphere to this comfortable bedroom.

Bedroom 2 11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom 2 is another good-sized double room with a window overlooking the rear garden and fantastic distant views. It is neutrally decorated with carpet flooring, offering flexibility for use as a bedroom, study, or hobby room. The room benefits from a peaceful outlook and ample natural light.

Bedroom 3 8' 3" x 7' 1" (2.51m x 2.16m)

The third bedroom is a smaller single room with a front-facing window and distant views. It has a simple design with carpeted floor and neutral walls, making it ideal as a child's bedroom, guest room, or home office. Also benefiting from storage over the staircase.

Bathroom 7' 10" x 5' 8" (2.39m x 1.73m)

The bathroom is fitted with a white suite including a bathtub with an electric shower above, a pedestal wash basin, and a low-level WC. It has tiled walls and a window that brings in natural light, completing a clean and functional space.

Rear Garden

The enclosed rear garden offers a well-maintained lawn bordered by mature shrubs and trees, providing privacy and a tranquil outdoor space. A paved patio area adjacent to the house creates a perfect spot for outdoor dining or relaxing. There is also a greenhouse and a garden shed, ideal for gardening enthusiasts or additional storage.

Front Exterior

The property is a traditional large semi-detached house with a brick exterior and white window frames. It has a spacious driveway providing off-road parking and access to a garage. The front garden is neatly arranged with shrubbery and a block paved driveway leading up to the front door and garage, offering a welcoming first impression.

Garage

The garage offers useful storage and parking space, accessible from the front driveway and adjoining utility.

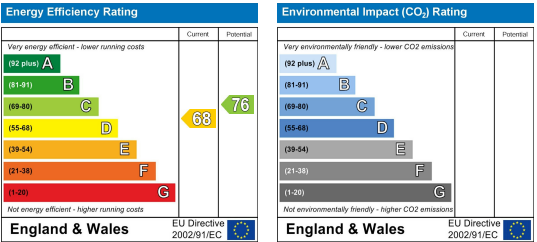
Area Map



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>